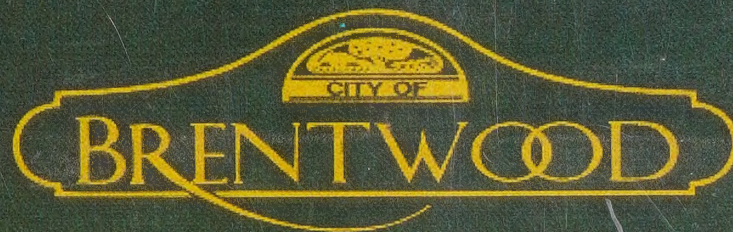
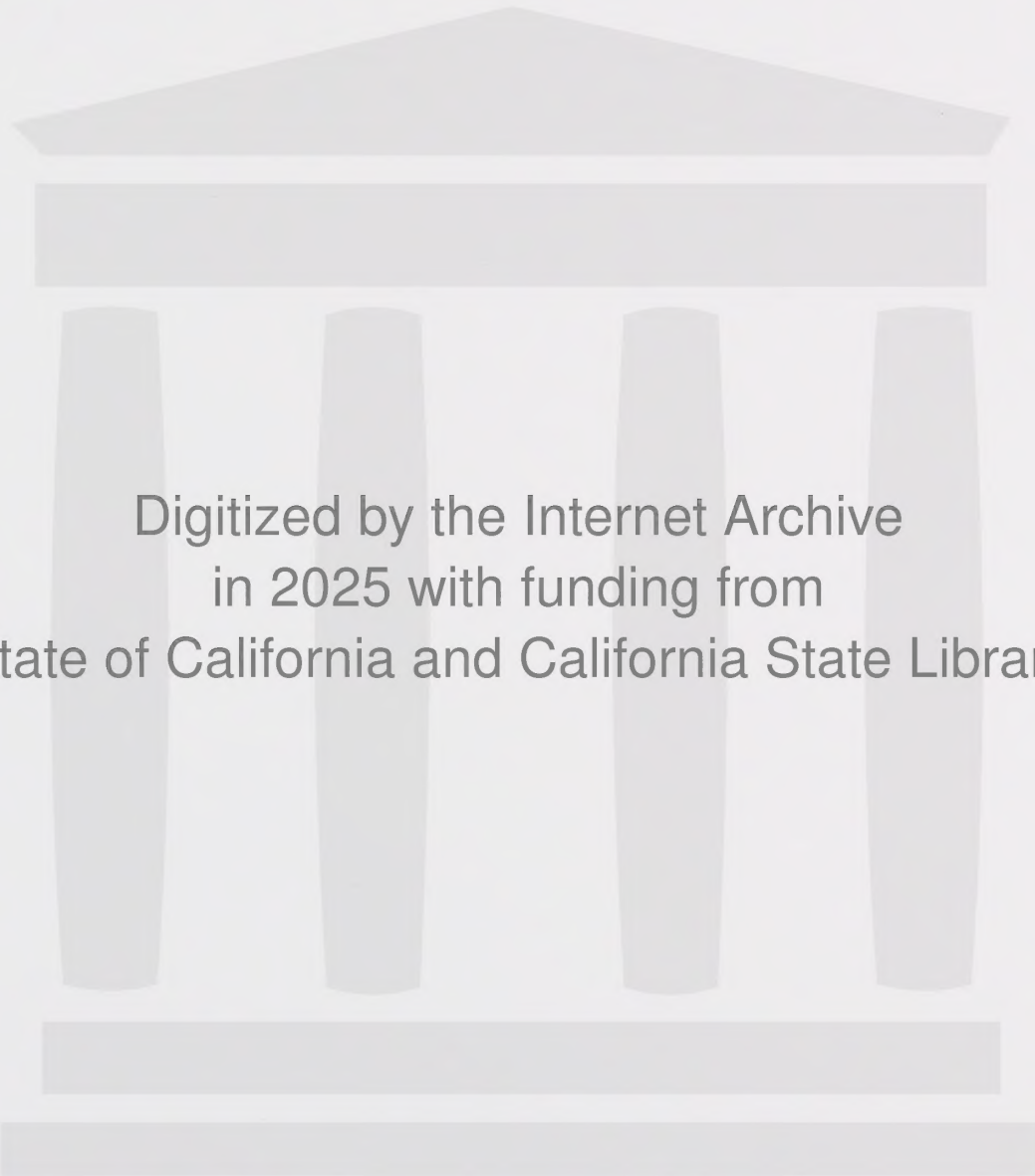


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General Plan



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ACKNOWLEDGEMENTS

The following people are gratefully acknowledged for providing valuable assistance in the development of the City of Brentwood General Plan.

Brentwood City Council Members

Mike McPoland <i>Mayor</i>	Bill Hill	Pete Petrovich
Annette Beckstrand	Quintin Kidd <i>Mayor (1999-2001)</i>	Steve Young <i>(1999-2001)</i>
Wade Gomes		

Brentwood Planning Commission Members

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Robert Brockman	Laine Lawrence <i>(1985-2001)</i>	Ray Shipley
Jeff Cowling <i>(1995-2001)</i>	C. Christopher Mosser	

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Bruce Ghiselli	Bertha Ruiz	
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Environmental Review

A special thank you to all of the Community Workshop and Working Group Meeting participants!

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PREAMBLE

Brentwood is a very special place. It is blessed with a rich sense of history, distinctive charm and great beauty. The largely undeveloped hills surrounding Brentwood create a rural setting and add to the small-town feeling of the community. This small-town feeling is difficult to define, but it is a major reason that many people select Brentwood as their home.

Some of the elements of this small-town character are the quaint ambiance of the "Downtown," the semi-rural quality of many of our neighbors, the agricultural "feel" of open pasture land and crops that affect our senses, the many mature trees, and an interested, active populace. The preservation of this character is of paramount importance to City residents.

The recent development of business and employment centers in nearby communities and the desirability of Brentwood living have created the demand for additional housing and commercial services within our City. It will continue to place a burden on the existing roads, utilities, public services and quality of life.

The purpose of this General Plan is to meet the challenge of accommodating responsible growth while enhancing our small-town flavor. Hopefully, this Plan will insure that by the year 2010 our goals will be met.



Various elements of this General Plan have been updated as follows and are included in this document:

Chapter II	Housing Element	1993
Chapter II	Growth Management Element	2001
Chapter II	Land Use Element	2001
Chapter III	Circulation Element	2001

CITY COUNCIL RESOLUTION NO. 93-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD ADOPTING A NEW CITY GENERAL PLAN COVERING THE PERIOD OF 1993-2010.

WHEREAS, Section 65300 of the Government Code of the State of California mandates that cities prepare and adopt a comprehensive, long term General Plan for the physical development of the City, and of any land outside it's boundaries which in the planning agency's judgment bears relation to its planning; and

WHEREAS, the City of Brentwood adopted its first General Plan in February, 1966 and subsequently undertook four major General Plan Revisions and adopted the most recent General Plan in September, 1983; and

WHEREAS, the City Council of the City of Brentwood recognizes that a new General Plan is necessary to replace the existing 1983 General Plan and provide guidance to citizens, developers, decision-makers and staff to guide future growth and development within the City for the period of the General Plan; and

WHEREAS, the City, its staff and consultants initiated this comprehensive review beginning in January, 1990 and involved the community in the process through personal interviews with property owners, farmers, developers and citizens, meetings with the General Plan Advisory Committee, workshops, public forums, joint City Council and Planning Commission study sessions and the public hearing process, in order to reflect to the greatest extent possible current community goals and values; and

WHEREAS, the proposed General Plan consists of four optional elements and the mandated elements required by Section 65302 of the Government Code of the State of California; and

WHEREAS, the Planning Commission conducted public hearings on December 15, 1992 and April 20, 1993, as to the adequacy of the draft EIR and adopted Resolution No. 93-80 on April 20, 1993, recommending to the City Council certification of the Final EIR; and

WHEREAS, the Planning Commission conducted public hearings on the draft General Plan on March 16, 1993 and April 20, 1993, and adopted Resolution No. 93-81 on April 20, 1993, recommending to the City Council adoption of the Brentwood General Plan 1993-2010; and

WHEREAS, the Planning Commission conducted a public hearing on the draft Housing element and adopted Resolution No. 93-33 on June 1, 1993, recommending that the draft Housing Element be incorporated into the draft General Plan 1993-2010; and

WHEREAS, the City Council conducted public hearings on May 12, 1993 and June 8, 1993, for the purpose of receiving public testimony in regard to the Brentwood General Plan 1993-2010; and

WHEREAS, the City Council has reviewed the Final EIR consisting of the draft EIR, Response to Comments, all Technical Memoranda, all public Testimony and the recommendations of the Planning Commission, and determined that the Final EIR for the

Brentwood General Plan 1993-2010 was adequate in accordance with CEQA (Resolution No. 93-53).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Brentwood finds and determines that:

1. City Council Resolution No. 83-56 adopting the 1983 City General Plan is hereby repealed.
2. City Council Resolutions No. 83-26 and No. 91-139 adopting the two previous Housing Elements are hereby repealed.
3. The City Council accepts and approves all changes to the draft General Plan 1993-2010 as recommended by the Planning Commission.
4. The draft Housing Element, including the findings specified by HCD in it's letter dated May 27, 1993, is hereby incorporated into the draft General Plan.
5. Changes to the land use map of the Brentwood General Plan 1993-2010 will not be entertained for a period of twelve (12) months from the date of its adoption except for the following exemptions:
 - a. Projects involving ten or fewer dwelling units located in redevelopment project areas.
 - b. Senior citizen housing.
 - c. Affordable housing projects necessary to implement the City's Housing Element.
6. The Brentwood General Plan 1993-2010 is an adequate document which designates and establishes the City of Brentwood's goals, policies and actions which are intended to guide growth and development within the City during the period of the Plan.

PASSED by the City Council of the City of Brentwood at its regular meeting of June 8, 1993 by the following vote:

AYES: Councilmembers Guise, Doheney, Hill, Gottfried, & Mayor Gonzales

NOES: None

ABSENT: None

APPROVED:

//s//

ARTHUR GONZALES, MAYOR

ATTEST:

//s//

VILMA STREULI, CITY CLERK

ORDINANCE NO. 695

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD APPROVING CERTIFICATION OF THE GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT, ADOPTION OF AN AMENDMENT OF THE GENERAL PLAN LAND USE, CIRCULATION, AND GROWTH MANAGEMENT ELEMENTS, AND APPROVAL OF ASSOCIATED ZONE CHANGES

WHEREAS, Section 65300 of the Government Code of the State of California requires every planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the City, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and

WHEREAS, the City Council initiated a General Plan Update (GPU) of the Land Use, Circulation, and Growth Management Elements to reduce the ultimate population, increase job generation and maintain and enhance the quality of life in Brentwood; and

WHEREAS, the City utilized a proactive public participation process for the GPU, which has been recognized by the Governor's Office of Planning & Research as "outstanding." The GPU began with four community visioning workshops attended by hundreds of citizens, and a 400-person telephone survey to ensure that Brentwood residents contributed their ideas for the City's future. The workshops and survey sought out opinions on growth and development, transportation, housing, infrastructure, and provision of services. The workshops were very well attended because the City utilized a combination of approaches to alert the public. The City newsletter carried GPU articles to every resident, several times. A multiple page GPU flyer went into our local newspaper, mailed to every resident and business. Notices were sent home with every school child, and ran on cable TV. Flyers were posted in storefronts throughout the City, and information on the City's web-site kept the public informed. The City also sent out notices to all property owners within its planning area, on three separate occasions. Over 30,000 notices were mailed out to property owners; and

WHEREAS, the GPU Working Group, made up of 21 local citizens, including the Planning Commission and City Council, held 25 meetings over a two year period to review all the public input from the workshops and phone survey. This Group worked with staff and consultants to prepare the draft General Plan Update. The Working Group developed 27 General Plan Principles, and 4 Population Study Points, consisting of alternatives for Brentwood's future growth. Each Study Point had its own land use pattern map, population size, and number of jobs. The Study Points were presented to the public and the Working Group in a March 2000 Land Use Options Workbook (which is incorporated into this Resolution by reference). The Study Points were compared to each other in terms of jobs/housing balance, schools, parks, traffic, open space and financial impacts, in a series of charts in the Workbook; and

WHEREAS, the City received over 100 requests from property owners to change their land use designations. Each one was painstakingly analyzed, mapped and presented to the Working Group. This process of reviewing land use requests added an unanticipated 8 months, and many extra public meetings to the GPU process; and

WHEREAS, after considering all land use requests, the Working Group selected the Preferred Alternative with a population of approximately 75,000, and which increases the jobs/housing balance to 1.5 jobs per household, which is the goal recommended by economists and planners; and

WHEREAS, on July 23, 2001, the GPU Working Group recommended adoption of the General Plan Amendment to the Planning Commission and City Council; and

WHEREAS, a Draft Environmental Impact Report (DEIR) for the General Plan Amendment was prepared for the project pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the DEIR was circulated for public review and comment, pursuant to CEQA; and

WHEREAS, all comments received, and responses to those comments have been incorporated into the DEIR, so that it now constitutes the Final EIR (FEIR) for the General Plan Amendment; and

WHEREAS, on September 24, 2001, the Planning Commission conducted a duly noticed public hearing, reviewed the project, reviewed all documents and information, considered the staff recommendation and public comment, and passed Resolution 01-74 recommending certification of the General Plan Update FEIR, adoption of an Amendment of the General Plan Land Use, Circulation, and Growth Management Elements, and approval of associated Zone Changes to the City Council; and

WHEREAS, a Notice of Public Hearing was legally advertised in the Ledger Dispatch on October 26, 2001, according to City policies and Government Code Section 65091; and

WHEREAS, the City Council held a public hearing on the FEIR Certification, the proposed General Plan Amendment, and Zone Changes on November 7, 2001, for the purpose of reviewing the project, documents, all information, and the Planning Commission recommendation; and

WHEREAS, after close of the public hearing, the City Council considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, the recommendations, and all other pertinent documents and associated actions regarding the proposed GPU; and

WHEREAS, the City Council of the City of Brentwood makes the following findings associated with this project:

1. Adopts the recitals stated above.
2. The FEIR identifies the potentially significant environmental effects associated with this General Plan Amendment, which can feasibly be mitigated or avoided. Such effects and corresponding mitigation measures are identified in the FEIR, incorporated herein by reference. The Project mitigation measures and mitigation monitoring program are listed in the FEIR and other mitigation measures may be identified as the project is implemented with will further reduce the impacts identified.
3. Except as determined below, all significant environmental effects have been reduced to an acceptable level in that all such effects that can feasibly be avoided have been avoided or reduced to a level of insignificance.
4. The FEIR identified the following significant impacts on the environment that cannot be avoided or mitigated to a level of insignificance:
 - a. The General Plan Update would conflict with the recently amended County Urban Limit Line (ULL) in some areas, due mostly to the ULL changes. However, 73% of the affected acreage has retained urban designations made in the 1993 General Plan, and this land was within the ULL until the recent change by the County.

- b. The General Plan Update would result in additional vehicle trip generation over current levels, some of which would utilize Routes of Regional Significance outside Brentwood, although the Updated Plan results in an 11% reduction in daily traffic compared to the 1993 Plan.
- c. Build out of the Plan could result in potentially significant cumulative demand for landfill due to unplanned additional demand from jurisdictions that utilize the same landfills as Brentwood.
- d. Development associated with the Plan Update could place a significant demand on cumulative energy supplies. However, the Residential Growth Management Program energy criteria can help mitigate this to an insignificant level in Brentwood.

5. The City Council hereby adopts the following findings as its statement of overriding considerations:

- a. Adoption of the General Plan Update will reduce the ultimate population from the 1993 adjusted estimate of 90,000, down 20% to approximately 75,000; and increase job creation by approximately 40%, from approximately 30,000 jobs to approximately 43,000 jobs.
- b. The General Plan Update will generate 11% less daily traffic than the 1993 Plan.
- c. Findings from the traffic modeling done for the FEIR indicated traffic forecasts between east county and central county under the General Plan Update would decrease in the peak direction and increase in the non-peak direction relative to the 1993 Brentwood General Plan (see Table PR-4I-1). This shift is consistent with the fact that the General Plan Update assumes about a 40 percent increase in total employment and a 20 percent decrease in total population, compared to the 1993 Plan.
- d. The lower population levels combined with a projected increase in local jobs under the Plan Update, result in fewer peak direction commuters on Vasco Road.
- e. The General Plan Update would have a beneficial impact on Marsh Creek Road by reducing the number of daily vehicles using the corridor from 7,700 with the 1993 General Plan to 7,400 with the proposed General Plan Update.
- f. Adoption of the General Plan Update is necessary to allow for future development within the Brentwood Planning Area while striving to preserve its existing identity and small town character.
- g. Adoption of this Plan Update is necessary in order to plan for and encourage future economic and employment growth within the City, while providing adequate housing for all economic segments of the community within an acceptable commute distance.
- h. Adoption of this Plan Update is necessary to ensure the timely development of a circulation system and other public facilities that will accommodate

growth as it occurs.

- i. Adoption of this Plan Update is necessary to ensure the provision of the City's share of the regional housing needs allocation plan.
 - j. Three project alternatives to the proposed General Plan Update Land Use Element were analyzed and found to be infeasible or less desirable in that the same types of impacts would be created, to a greater or lesser degree, but without the attendant benefits to the provision of adequate housing, jobs, infrastructure, related services, and the need to preserve Brentwood's small town character.
 - k. This General Plan, has been drafted utilizing the principles of smart growth when possible, to incorporate job centers close to housing.
 - l. Adoption of the General Plan is a confirmation of the majority of desires of the citizens of Brentwood, whom have actively participated in surveys, meetings, Working Group meetings, and public hearings.
6. The City Council has considered the FEIR and certifies the FEIR as being adequate pursuant to CEQA.
 7. The 2001 General Plan Update Text, Map Amendments, and Addendum incorporated herein by reference, are internally consistent with and implement the balance of the General Plan.
 8. The associated Zone Changes are consistent with the General Plan Update and other applicable City plans, and are appropriate to the public interest, in that they will help implement the General Plan, and protect, maintain and enhance the built environment and economy of Brentwood.

NOW, THEREFORE, the City Council of the City of Brentwood ordains as follows:

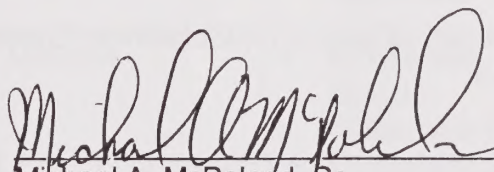
1. The GPU FEIR is Certified for the project.
2. The 2001 General Plan Update Text, Map Amendments, and Addendum incorporated herein by reference, are adopted.
3. The associated Zone Changes as described in the chart and map incorporated herein by reference, titled GPU Associated Zone Changes, are approved.
4. Based on the October 23, 2001 actions of the City Council approving the Fairview Avenue/Lone Tree Realignment EIR, the City Council hereby adopts an Amendment to the General Plan Circulation Element to adopt Alternative 5 of that EIR as the preferred general alignment for this intersection and associated road network. As this was studied by the Planning Commission as part of the GPU process, and included with the EIR review of the Circulation Element Update, the City Council finds and determines that this change is not a substantial change to the GPU as recommended for approval by the Planning Commission on September 24, 2001.
5. This Ordinance shall take effect and be in force thirty (30) days following its adoption and, prior to the expiration of fifteen (15) days after its adoption, it shall be published once with the names of the council members voting for and against it in a newspaper of general circulation,

available in the City of Brentwood.

6. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, the holding shall not affect the validity or enforceability of the remaining provisions, and the council declares that it would have adopted each provision of this ordinance irrespective of the validity of any other provision.
7. Any judicial review of this Ordinance shall be by writ of mandate under Code of Civil Procedure 1085. Any action or proceeding seeking to attack, review, set aside, void or annul this ordinance shall be commenced within 90 days after the adoption of this Ordinance.
8. This Ordinance shall be published in accordance with Government Code Section 36933 by either posting or publishing the ordinance in accordance with that law. Further, the City Clerk is directed to cause Section 2 of this Ordinance to be entered in the Brentwood Municipal Code.
9. In accordance with Government Code Section 65863.5, upon the effective date of this Ordinance, a copy shall be delivered to the County Assessor.

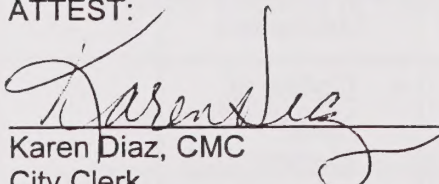
THIS ORDINANCE was introduced with first reading waived at a special meeting of the Brentwood City Council on the 7th day of November, 2001, and adopted at a regular meeting of the Brentwood City Council the 27th day of November, 2001 by the following vote:

AYES: Councilmembers Beckstrand, Gomes, Hill, Petrovich, Mayor McPoland
NOES: None
ABSTAIN: None
ABSENT: None



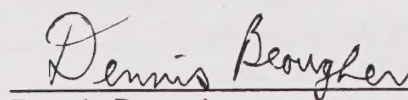
Michael A. McPoland, Sr.,
Mayor

ATTEST:



Karen Diaz, CMC
City Clerk

APPROVED AS TO FORM:



Dennis Beougher
City Attorney

Addendum:

Changes to the City of Brentwood Draft General Plan

1. Add the following streets to the Roadways Map and Land Use Map: Eureka Avenue, Payne Avenue, Dainty Avenue, the northern portion of Minnesota Avenue, Apricot Way from Empire Avenue to Fairview Avenue, Concord Avenue, Chestnut Avenue, extension of Sunset Road *(This change is reflected on the revised Land Use Map)*
2. Show Walnut Boulevard as a major arterial north of the Bypass and as a collector south of the Bypass *(This change is reflected on the revised Land Use Map)*
3. Ensure consistency of the Planning Area Boundaries on the Roadways map and on the Land Use Map *(This is reflected on the revised Roadways map and on the revised Land Use Map)*
4. Change/update the location of the High School/Elementary School sites in the Northwest area, based on consultation with the school districts *(This is reflected on the revised Land Use Map)*
5. Review all of the school locations with the school districts, and reflect the most updated future school sites on the Land Use Map *(These sites are reflected on the revised Land Use Map)*
6. Update the acreage and land use mix for SPA B (Acreage has been changed to 112 acres) to reflect the latest City action. The land use mix for SPA B is as follows:

- Medium Density Residential - 32 Acres
- General Commercial - 33 Acres
- Business Park - 47 Acres

7. Add an action item in the Circulation Element to update the noise contours and noise data as follows:

Add the following Action Program to Policy 3.1 of the Circulation Element (Chapter III, Page 22):

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.1.5 Noise: <u>Ensure that the noise information in other elements of the General Plan remains consistent with this Circulation Element.</u>	<u>City of Brentwood Engineering and Community Development Departments</u>	<u>Adopt any necessary amendments within 18 months of General Plan Adoption</u>	• <u>Update of Noise Element (22)</u>

In addition to this Action Program, add the following paragraph to the Summary of Implementation Mechanisms of the Circulation Element (Chapter III, Page 26):

22. Update of Noise Element. Consolidate the noise information from the 2001 General Plan update and its Environmental Impact Report, conduct any necessary additional analysis, and update the Noise Element, as required.

8. Reflect the adoption and content of the Residential Growth Management Program in the text of the Growth Management Element as follows:

Insert the following paragraph before the last paragraph of the Setting section of the Growth Management Element (Chapter II, Page 2):

The City's commitment to growth management also is illustrated by the enactment of a Residential Growth Management Program (RGMP) in July 2001. The RGMP establishes a residential growth allocation system that ensures that growth is orderly and efficient, while simultaneously meeting the City's appropriate share of the regional need for housing.

Add the following to Policy 1.1 of the Growth Management Element (Chapter II, Page 6):

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
<u>1.1.9 Orderly Growth:</u> <u>Ensure that the rate of growth is consistent with the ability to provide adequate municipal services.</u>	<u>City of Brentwood Community Development Department</u>	<u>Ongoing</u>	• <u>Residential Growth Management Program (21)</u>

Add the following to Policy 1.2 of the Growth Management Element (Chapter II, Page 7):

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
<u>1.2.6 Orderly Growth:</u> <u>Ensure that the rate of growth is consistent with the ability to provide adequate school services.</u>	<u>City of Brentwood Community Development Department</u>	<u>Ongoing</u>	• <u>Residential Growth Management Program (21)</u>

Add the following to Policy 1.3 of the Growth Management Element (Chapter II, Page 9):

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
<u>1.3.10 Orderly Growth:</u> <u>Ensure that the rate of growth is consistent with the ability to provide adequate parks.</u>	<u>City of Brentwood Community Development Department</u>	<u>Ongoing</u>	• <u>Residential Growth Management Program (21)</u>

Add the following to Policy 1.4 of the Growth Management Element (Chapter II, Page 11):

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
<u>1.4.9 Orderly Growth:</u> <u>Ensure that the rate of growth is consistent with the ability to provide adequate public safety services.</u>	<u>City of Brentwood Community Development Department</u>	<u>Ongoing</u>	• <u>Residential Growth Management Program (21)</u>

Add the following to Policy 1.5 of the Growth Management Element (Chapter II, Page 14):

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
<u>1.5.7 Orderly Growth:</u> <u>Ensure that the rate of growth is consistent with the ability to provide adequate transportation services.</u>	<u>City of Brentwood Community Development Department</u>	<u>Ongoing</u>	• <u>Residential Growth Management Program (21)</u>

Make the following additional changes to the Goals and Policies section of the Growth Management Element (Chapter II, Page 4 through Chapter II, Page 18): In the Implementation Mechanism column, change “Sewer Master Plan (21)” to “Sewer Master Plan (22)” and change “Specific Plans (22)” to “Specific Plans (23)”

Add the following paragraph to the Summary of Implementation Mechanisms of the Growth Management Element (Chapter II, Page 21):

21. Residential Growth Management Program. The Residential Growth Management Program (RGMP) provides for the orderly residential development of the City. Implementation of this program will result in a better linkage between rates of growth and the provision of infrastructure and services.

Make the following changes to the Summary of Implementation Mechanisms of the Growth Management Element (Chapter II, Page 21): Change “21. Sewer Master Plan” to “22. Sewer Master Plan” and change “22. Specific Plans” to “23 Specific Plans”

9. Amend Growth Management Policy 1.5, Traffic Service Standards (the last sentence on Chapter II, Page 12): No project shall cause the level of service standards specified above to be exceeded unless a Finding of Special Circumstances is made by the City ~~and the Contra Costa Transportation Authority.~~
10. Amend Growth Management Action Program 1.6.2, Concurrent Infrastructure (Chapter II, Page 15): The City will ensure that final development approvals (tentative maps, final maps, building permits, occupancy permits) are not issued unless the City is assured that adequate infrastructure (wastewater, water, flood control, parks, trails, police, fire, emergency services,

and public utilities and roadways) is in place or will be in place concurrent with the need for such infrastructure. Policy 1.5 addresses adequacy of roadways.

11. Look at the General Commercial/Regional Commercial designation, and update the definitions to make them more flexible, change the following description of the Regional Commercial (RC) land-use category in the Land Use Element as follows (Chapter I, Page 9): “. . . State Route 4 bypass on large development sites ~~over twenty (20) acres.~~”
12. Confirm the floating fire station locations with the Fire District. The fire station sites were discussed and confirmed with the Fire District, and these locations were included in the latest (Sept. 2001 Draft) Land Use Map.
13. Clarify the “floating locations” for future parks, schools and fire stations on the Land Use Map and in the text (explain that they are representations of general future, and are not tied to any specific parcels at this point) *(This is reflected on the revised Land Use Map)*
14. Add arrows, where applicable, to the Roadways Map, to indicate the continuation of roads, including Sunset and Balfour eastbound *(This is reflected on the revised Roadways Map and the revised Land Use Map)*
15. Delete the westbound arrow on Balfour *(This is reflected on the revised Roadways Map and the revised Land Use Map)*
16. Update the Land Use Map to accommodate landowner requests 2A (Reorganization of commercial/office uses in SPA E), 2B (3.7 acres of HDR development for senior housing in SPA E), and 2C (HDR and General Commercial for parcels west of the Bypass and north of Balfour Road) *(This is reflected on the revised Roadways Map and the revised Land Use Map)*
17. Renumber the chapters, figures and tables in the General Plan updated elements to be compatible with the other existing plan elements *(This item will be completed before the final plan is printed)*
18. Update the Planning Area Map to show the extension of the Planning Boundary to Bixler Road *(This is reflected on the revised Planning Area Map)*
19. Amend Circulation Goal 3, Livability (Introduction, Page 9 and Chapter III, Page 21): A transportation system, including safe and adequate streets, trails, signals, sidewalks, pathways, curbs, gutters, streetlights, transit amenities, and signage that maintains and enhances the livability of the City.
20. Amend the Circulation Element text (Public Transit and Park and Ride Facilities, Chapter III, Page 4) as follows:

In addition, ~~BART~~ express bus service is provided by Tri Delta Transit, connecting Brentwood to the ~~Concord~~ Pittsburg/Bay Point BART station. This service also passes through Pittsburg, Antioch and Oakley. Tri Delta Transit also provides express bus service to Lawrence Livermore Laboratory and to Hacienda Business Park in Pleasanton.

~~Brentwood BART~~ BART has established and owns one park and ride location on the northeast corner of Walnut Boulevard and Dainty Avenue. This lot is currently underutilized. The lot can be used for ~~BART~~ Tri Delta Transit express bus service users, local bus users, and private carpools.

21. Delete inconsistency in Land Use Element, Special Planning Area text, Chapter I, Page 15, first full paragraph after Section D: ~~At the discretion of the City,~~ Specific Plans or Planned

Development Zoning will be required . . .

22. Land Use Element, Special Planning Area text, Chapter I, Page 16, add new last paragraph: In case of a difference in the land use text description of a SPA, and the Land Use Map, the SPA description will take precedence, unless otherwise determined by the City.
23. Land Use Element, Special Planning Area text, Chapter I, Page 40, SPA P, third paragraph, mid paragraph: The southerly 30 – 40 acres is designated for either all office, or retail, or a combination of office, retail and residential allowing up to 475 units of very high density housing; subject to the housing being planned as a single, whole project.
24. Many years ago, five lots on the east side of Berry Lane, just north of Broderick Drive were developed with legal, nonconforming uses (duplexes on the northerly two lots and 4-plexes on the southerly three lots), although the zoning is R-1, single family residential, and the land use is low density residential.

In order to correct this situation, and enable the property owners to rebuild the existing uses in the case of destruction by fire, earthquake or other natural causes, staff is recommending that the land use on these five lots be changed to high density residential (H), and that the zoning be changed from R-1 to a Planned Development for a maximum of 16 total units on the entire 5 lots. Due to the small size of the individual lots, the high density designation is necessary. The PD zoning will enable the respective property owners to rebuild the site as it exists today in the event of a “calamity,” and yet insure to the surrounding residents that no more than 16 units could occupy the area, unless of course the existing or future property owners apply for a general plan amendment and rezoning. This area is reflected in the Associated Zone change map as #60.

25. The property owner of this 3.07 acre parcel has asked for consideration to change the land use and zoning designation to commercial due to the nature of the use on the adjacent 3.07 acre parcel to the north. The easterly one-third of his property (adjacent to Brentwood Blvd.) is currently zoned C-1, neighborhood commercial which is consistent with the existing and proposed land use and with the adjacent properties to the south along Brentwood Blvd. The westerly two-thirds of the parcel is designated as very low density residential in the general plan update, with a recommendation to change the existing zoning from R-1-6 to R-1-E, in order to implement the new land use designation.

The property owner would like to develop his property but states that with the adjacent auto wrecking yard along his northerly boundary (which is not visible from Brentwood Blvd.) there is no one in their “right mind” that would attempt to build residential. The owner feels that the development costs in “cleaning up” the auto yard site precludes its re-development for many years which puts him in a bind as far as developing his property or selling it for development at this time. Thus he is asking for this change in land use/zoning.

Staff somewhat agrees with the property owner, but would prefer to see a C-1, Neighborhood Commercial Zoning designation rather than a General Commercial (C-3) designation on the property. This reasoning is based more upon taking into consideration the adjacent very low density residential to the west and south of the owners parcel, than in the existing use to the

north of his site. This parcel is designated as #61 on the Associated Zone change map.

26. Land Use Element, SPA text, Chapter I, Page 25, SPA E, second paragraph: ~~Approximately 300 homes have been approved and are under construction in the southwest portion of the SPA. The balance of the SPA is currently vacant with no buildings but has been recently used for grazing, and has numerous abandoned oil and gas wells.~~
27. Land Use Element, Special Planning Area text, Chapter I, Page 18, SPA A, second paragraph: Provide a mixed use business park or retail development consisting of primarily professional office, and/or retail commercial and limited light industrial uses with complementary commercial services. The office and retail land uses . . .
28. At the Mayor's request, three land use changes have been included in the November Draft Land Use Map. The first change relates to approximately 152 acres located south of Sunset Road and immediately west of Sellers Avenue. The existing General Plan designation is Urban Reserve and the requested designation is Low Density Residential. The change would result in approximately 454 additional dwelling units and add approximately 1,300 persons to the City's population. This request has been made to assist with the provision of infrastructure and accelerate future planned circulation improvements within the area. This change would not alter the conclusions of the environmental analysis for the General Plan Update. This area is outside the Urban Limit Line (ULL) and development will be subject to an ULL amendment and annexation.

The second change involves the residential use within the western portion of SPA E. The request is to change from Ranchette Estate to Low Density residential clustered on the acreage remaining, after 40% of the site is designated open space and parks, and 50 acres is set aside for regional commercial. The remaining acreage can be developed as Low Density Residential, with careful attention to protection of scenic hillsides that are to be left as open space to protect existing views. This change is requested to cluster homes within the flatter portion of the site and locate more residences in close proximity to the planned commercial uses on the north side of future Sand Creek Road. This change would not alter any of the conclusions in the environmental analysis for the General Plan Update.

The final change is the addition of a SPA overlay on the Ginocchio property west of the City limits and north of Balfour Road to help ensure that any future development of the area is planned in a coordinated fashion. This change would not alter the conclusions of the environmental analysis for the General Plan Update. This area is also outside the ULL and any development will be subject to an ULL amendment and annexation. This change would be made via the inclusion of the following text within the General Plan:

"Special Planning Area R

Background: SPA R, consisting of approximately 615 acres, is bounded by Deer Valley Road on the west, Antioch city limits on the north, Brentwood city limits and the Shadow Ridge development on the east, and Balfour Road on the south. This area is located in the western portion of the Planning Area and is currently outside the City's Sphere of Influence. No land use designation is included for this area as that would be premature, and due to the need for future land use planning, and environmental analysis of this land."

29. Ken Golden request (Labeled as Land Use Change 1) to change the land use and zoning on five developed parcels east of Berry Lane and north of Broderick Drive. The changes to high density residential and PD zoning will enable the existing structures to be rebuilt in their entirety in case of complete destruction.
30. Donald Holland request (Labeled as Land Use Change 2) to change approximately three acres from Low Density Residential to General Commercial General Plan designation and C-1 Zoning on property located on the west side of Brentwood Blvd., north of Lone Tree Way. The easterly third already has a commercial land use and zoning designation. This would change the land use and the zoning on the westerly two thirds to Commercial.
31. Donald Mederos request (Labeled as Land Use Change 3) relates to 1971 Lone Oak Road to honor a previous decision by the General Plan Working Group. His request brought to staff's attention an inadvertent change when the Land Use map was converted from color to black and white. Approximately 6.5 acres at the southwest corner of Lone Oak and Grant Street was designated Ranchette Estate instead of Very Low Density Residential which had been previously approved by the General Plan Working Group. The Land Use Map needed to be modified to reflect this oversight. The Zoning Map accurately reflects the correct designation. This action confirms the VLDR designation for this property.
32. Lucia Albers / Elizabeth Iannaccone request (Labeled as Land Use Change 4) relates to a one acre site at the southwest corner of Sand Creek Road and Highland Way. The site is located within SPA D and has a proposed designation of High Density Residential to reflect the existing PD-6 zoning for the area. The property owners are requesting a land use change to Professional Office with CO zoning to allow for development of a professional office building. This is a minor change and would further a major objective of the General Plan Update to improve the jobs/housing ratio within the City. The proposed office use would be across Highland Way from existing homes. With sensitive planning, office uses can be compatible with housing. The proposed change would result in a decrease of approximately 15 dwelling units or 40 persons from the buildout population.
33. Balfour Partners request (Labeled as Land Use Change 6) relates to the site at the southeast corner of Balfour Road and Fairview Avenue. Balfour Partners is requesting that the commercial portion be reduced so that approximately 10.16 acres of their vacant site be designated General Commercial and the eastern portion of the site (2.95 acres) remain Low Density residential. This request is shown on the proposed land use map. No change is needed.
34. The Lee Hancock property east of Anderson Lane, north of Sand Creek Road is changed from RE to L, and the two RE areas west of Anderson/O'Hara are also changed to L.
35. The UR areas west of Sellers and north of Chestnut, up to the L area which extends south of Sand Creek Road, are changed to SPA S, with a density range of 0-2 du/ac, midrange of 1 du/ac.
36. The Planning Area Boundary is amended to exclude the Centex project in the Discovery Bay area.

CITY COUNCIL RESOLUTION NO. 98-198

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD APPROVING GENERAL PLAN AMENDMENT 98-01 TO UPDATE THE CITY'S HOUSING ELEMENT AND MAKE ACCOMPANYING LAND USE ELEMENT AND MAP MODIFICATIONS.

WHEREAS, the State of California has mandated that Cities prepare, adopt and maintain a comprehensive Housing Element of their General Plan to be prepared in accordance with Section 65580 et seq. of the Government Code; and

WHEREAS, the City Council created a Housing Element Task Force to recommend an amendment to the Housing Element in response to community housing concerns; and

WHEREAS, the Task Force held seven publicly noticed meetings and have recommended modifications to the Housing Element and Land Use Element within the Draft Housing Element Update in accordance with the State mandated guidelines; and

WHEREAS, said Draft Housing Element Update has been submitted to the State of California Department of Housing and Community Development (HCD) for their mandated review; and

WHEREAS, HCD has notified the City on August 10, 1998, that the recommended Draft Housing Element Update is in compliance with State Housing Element Law; and

WHEREAS, the Brentwood Planning Commission has considered General Plan Amendment 98-1 consisting of an update to Housing Element of the General Plan and accompanying Land Use Element and Map modifications in accordance with the California Environmental Quality Act (CEQA) and has determined that there is no evidence that the Housing Element Update and accompanying land use modifications will require major revisions to the previously certified 1993 General Plan Environmental Impact Report (EIR) SCH #92063113 and that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred; and

WHEREAS, the Brentwood Planning Commission has reviewed the General Plan Amendment 98-01 Housing Element Update EIR Addendum and certifies that the Addendum together with the General Plan EIR have been prepared in compliance with CEQA and adequately address the environmental impacts of the project; and

WHEREAS, the Planning Commission of the City of Brentwood has held a public hearing on November 4, 1998, considered all public testimony on the Draft Housing Element Update and accompanying Land Use Element and Map modifications and recommended approval to the City Council; and

WHEREAS, a duly noticed public hearing was advertised in the Ledger-Dispatch on October 23, 1998, and a notice was mailed to all affected property owners and those within 300 feet of the exterior boundaries of affected sites as required by City ordinance and Government Code Sec. 65090; and

WHEREAS, the Brentwood City Council has considered the Housing Element Update and accompanying Land Use Element and Map modifications in accordance with CEQA and the above mentioned environmental documents; and

WHEREAS, the Brentwood City Council held a public hearing on November 10, 1998 to consider public testimony on the Housing Element Update and accompanying Land Use Element and Map modifications.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Brentwood:

1. Certifies that the Housing Element Update EIR Addendum together with the General Plan EIR have been prepared in compliance with CEQA and adequately addresses the environmental impacts of the project; and
2. Finds that the Draft Housing Element Update (attached as Exhibit A) and accompanying Land Use Element and Map modifications (attached as Exhibit B) are consistent with and implement the General Plan; and
3. Finds that this General Plan Amendment is internally consistent with the General Plan; and
4. Finds that the Draft Housing Element Update and accompanying Land Use Element and Map modifications described in Exhibits A and B adequately address existing community concerns about the equitable distribution of housing for all income levels throughout the City and is hereby incorporated into the existing General Plan.

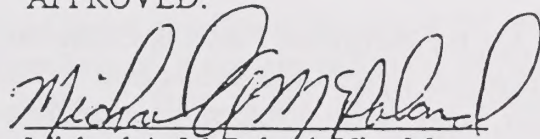
PASSED AND ACCEPTED by the City Council of the City of Brentwood at their regular meeting of November 10, 1998 by the following vote:

AYES: Councilmembers Petrovich, Kidd and Guise

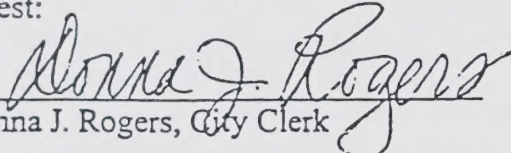
NOES: Councilmember McPoland

ABSENT: Mayor Morrill

APPROVED:


Michael A. McPoland, Vice Mayor

Attest:


Donna J. Rogers, City Clerk

Attachments : Exhibit A - Public Hearing Draft Housing Element Update
Exhibit B - Land Use Element and Map Modifications



CHAPTER I: INTRODUCTION



INTRODUCTION

Updated November 2001

INTRODUCTION

Purpose

This General Plan is the community's statement of fundamental values and a shared vision for future development of the City of Brentwood. Its purpose is to direct and coordinate future planning decisions and to guide physical changes to the City of Brentwood. It also describes the desired character and quality of development as well as the process for how development should proceed.

As the City faces the new millennium, it seeks to preserve its historical rural character and traditions, while rising to new opportunities and challenges. The General Plan is an important tool for protecting Brentwood's past and guiding its future development. The Plan encapsulates the current state of the City, and describes the City's vision for the year 2021.

VISION FOR BRENTWOOD IN THE YEAR 2021

In the year 2021, Brentwood is a dynamic, attractive community. Its single-family, residential character is complemented by a mix of other housing types, active shopping areas, and business and professional offices that take advantage of the City's work force and proximity to the regional transportation network. Brentwood is a place where people feel safe and value being active in the community. It is typical to see children walking home from school, people strolling their neighborhoods in the evenings, seniors exercising outdoors in the parks, and people bicycling during all times of the day.

Brentwood's shopping areas are clustered in the vibrant Downtown, along the State Route 4 Bypass interchanges, and in several smaller concentrated locations throughout the City. These areas encourage people to walk from store to store, have a cup of coffee at a sidewalk café, and meet friends. The stores provide a convenient shopping experience for the residents of Brentwood and surrounding communities, as well as people who work in the nearby offices. Specialty shops in Downtown and major retail stores near the Bypass attract people from throughout the region.

The City has a number of small to mid-sized office buildings, as well as larger business park sites, that house financial, consulting, telecommunications, computer and bio-technical companies. The offices are both attracted and supported by interesting retail and diverse stores and business services.

Brentwood's strategic location contributes significantly to its success. Brentwood has become a link between Central Valley counties and the Bay Area, serving as a regional hub for commerce in eastern Contra Costa County. Congestion has increased, but less than in other Bay Area communities because of increased opportunities for residents to work and live within relatively close distances.

Specific economic, social, environmental, and land use problems continue to arise as they do in any city. However, the City is better equipped to address these challenges due to its increased financial and civic strength.

These factors, combined with the City's strong vision for the future, allow Brentwood to take advantage of rapidly changing opportunities within the region while maintaining connections to its historic past.

City of Brentwood decision makers will use the Plan in considering land use and planning decisions. City staff will use the Plan on a day-to-day basis to administer and regulate land use and development activity. Residents can utilize the Plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

The Brentwood General Plan responds to and derives its authority from the California Government Code. The Plan addresses the seven mandated elements required by Government Code Section 65302, and also includes four optional elements for the City of Brentwood, including a Growth Management element, which is required of all cities in Contra Costa County.

2001 General Plan Update Process

GP Update Objectives

The General Plan serves as the City of Brentwood's official blueprint for managing development and ensuring orderly growth. Since the City's last comprehensive General Plan revision in 1993, the City's population has more than doubled. In 1999, the City Council initiated a focused General Plan Update (GPU) of the City's Land Use, Circulation, and Growth Management Elements to plan for future growth and development.

The primary objective of the update process was a General Plan, which will reduce the City's ultimate population, create more high quality employment opportunities, and preserve and enhance Brentwood's quality of life.

Public Participation Process

To ensure a successful and inclusive General Plan Update, the City utilized a proactive public participation process, which has been recognized by the Governor's Office of Planning & Research as "outstanding." The public participation process included diverse components designed to reach all sectors of the community, including:

- Four community visioning workshops attended by hundreds of citizens. The workshops provided the community with a forum to discuss their vision for what Brentwood will be in the future, and were also an opportunity to gather public opinion on future growth and development, transportation, housing, infrastructure, and provision of services.
- Effective and creative methods of notifying the public about the planning process kept the public informed, and guaranteed high levels of participation. Outreach methods included a multiple page flyer in the local newspaper, posters in local storefronts, City newsletters delivered to every household, notices sent home with every school child, multiple notices delivered to every property owner within the

planning area, advertisements on cable television, and information on the City's web-site.

- A 400-person telephone survey was conducted to ensure that Brentwood residents contributed their ideas regarding planning for the City's future. The surveys addressed similar planning topics as were covered at the public workshops.

General Plan Working Group

An essential part of the General Plan Update process is the General Plan Working Group, which served as steering committee for the entire update. The Working Group was comprised of 21 local citizens and City officials, and represented diverse City interests and viewpoints. The Working Group met on a regular basis over the course of the planning process, and held 25 public meetings over a two-year period to review public input and to work on preparing the General Plan Update.

Throughout the planning process, the Working Group worked closely with City staff, consultants, and interested citizens to complete the draft General Plan Update. At the beginning of the process, the Working Group utilized information gathered at public workshops to develop 27 General Plan Principles, which illustrate Brentwood's vision for the future growth and development. The Working Group also used this data to create four Population Study Points; each one an alternative land use pattern for Brentwood's future growth.

Study Points

Each Study Point consists of a unique land use pattern (illustrated on a map), target population size, and number of jobs. The Study Points were presented to the public and to the Working Group in a March 2000 Land Use Options Workbook, and contain the following characteristics:

- Study Point 1 is the Pipeline Buildout/No Growth Alternative. The population for this alternative is approximately 40,000. To keep the population that low, almost all of North Brentwood would remain undeveloped, and few jobs would be created under this alternative.
- Study Point 2 maps out a 70,000 population. It retains low density housing and creates job centers along the Highway 4 Bypass. It also provides for Smart Growth development around the job centers and Downtown Brentwood.
- Study Point 3 is derived from the 1993 General Plan. According to this Study Point, the population would be approximately 90,000 at buildout.
- Study Point 4 increases the population to 120,000, by increasing densities and expanding areas of development in the City.

The Working Group and the community utilized a series of charts in the Workbook to compare the Study Points on the basis of jobs/housing balance, schools, parks, traffic, open space and fiscal impacts.

After additional analysis, work with City staff and consultants, community meetings and an intense round of public input, the Working Group settled on a variation of Study Point 2 as the Draft Preferred Alternative.

Land Use Requests

As part of the update process, the City received over 100 requests from property owners to change their land use designations. Each request was painstakingly analyzed, mapped and presented to the Working Group. This process of closely reviewing land use requests added extra time to the update schedule, as well as several additional Working Group meetings.

After considering all land use requests, the Working Group modified the Preferred Alternative to reach a population of approximately 76,000, and increased the jobs/housing balance to 1.6 jobs per household, which meets the goal recommended by economists and planners.

Policy Development, Plan and EIR Preparation

The Working Group next completed the framework of the General Plan Update with the creation of important goals, policies, and implementation mechanisms to guide land use, circulation and growth management. This was followed by preparation of an Environmental Impact Report, which is a very detailed, technical study required by State law, to determine the potential for any negative impacts and appropriate mitigation measures related to the General Plan Update.

Summary

The General Plan Update has achieved the City Council's original goals of preserving and enhancing Brentwood's quality of life, reducing ultimate population size, and increasing jobs in the City. Additionally, all residents and property owners in Brentwood had the opportunity to participate in the process, and the high rate of participation contributed greatly to the planning process, and the final product. The Governor's Office of Planning and Research has praised the City and the citizens of Brentwood for organizing a comprehensive, inclusionary public participation process. As a result of this process, the City of Brentwood's General Plan Update is a new blueprint for smart growth patterns and intelligent planning to guide future decision-making within the community.

Plan Adoption

Once adopted, the General Plan provides the policy basis for land use and other municipal decisions. The plan itself is not a regulation. For implementation, the Plan relies on tools such as the zoning ordinance, subdivision ordinance, design review and a variety of special purpose ordinances and programs. In accordance with California state law, the City's zoning ordinance and other implementation tools must be consistent with the General Plan.

Updating the General Plan

Periodically, California cities update their general plans to conform to changes in State law and other legal requirements, and to reflect changes in the land development patterns and public sentiments since the last plan was adopted. In addition, conditions and assumptions, which form the basis of any plan, may change due to fluctuations in population, the economy, development in surrounding cities, and other factors.

This Plan is an update and reorganization of the City of Brentwood's 1993 General Plan. The Land Use, Growth Management and Circulation elements are revised from the 1993 Plan, and minor changes have been made to the Community Design, Economic Development and Community Facilities elements in order to ensure consistency between all General Plan elements. These minor changes are outlined in errata sheets preceding the affected elements.

Since the preparation of the 1993 Plan, many changes have occurred both in the City of Brentwood and in the region. Large population growth and a lack of affordable housing within the inner Bay Area communities, for example, have increased demand for new development on the suburban fringe and in the rural communities surrounding the region. Development pressures in and around the City of Brentwood have resulted in annexations of areas in the southern, western, northwestern, central, and eastern portions of the City's Sphere of Influence.

This update will help ensure that Brentwood's General Plan remains a viable, effective tool for the next 20 years.

Contents

The General Plan is organized into three major policy areas: **Planning and Development**, **Public Facilities**, and **Resources and Hazards**. These sections are further subdivided into Elements.

Each policy area sets forth goals, policies, and implementation actions that form the core of the Plan. These goals, policies, and implementation actions are preceded by a discussion of related background information and forecasts.

Table 1 (General Plan Organization) summarizes the organization of the Plan. The Appendices contain a glossary of terms and a list of goals and objectives identified by the General Plan Working Group Committee.

TABLE 1 GENERAL PLAN ORGANIZATION			
Brentwood General Plan Section	Defined Element	Page #	Mandated by State Law
Planning and Development	Land Use	II. 1-1	Yes
	Housing	II. 2-1	Yes
	Community Design	II. 3-1	No
	Growth Management	II. 4-1	Yes (County Mandated)
	Economic Development	II. 5-1	No
Public Facilities	Infrastructure	III. 1-1	No
	Community Facilities	III. 2-1	No
	Circulation	III. 3-1	Yes
Resources and Hazards	Conservation/ Open Space	IV. 1-1	Yes
	Safety	IV. 2-1	Yes
	Noise	IV. 3-1	Yes

Planning Context

Brentwood is located in eastern Contra Costa County on the eastern perimeter of the San Francisco Bay Area metropolitan area. Immediately beyond Brentwood to the south and east are rich farmlands and the famous Delta waterways. The City's location is approximately equidistant (50 miles) from San Francisco to the west and Sacramento to the northeast. Because of Brentwood's proximity to the job markets of the Bay Area, many of Brentwood's employed residents in 2000 commuted to jobs outside of the City.

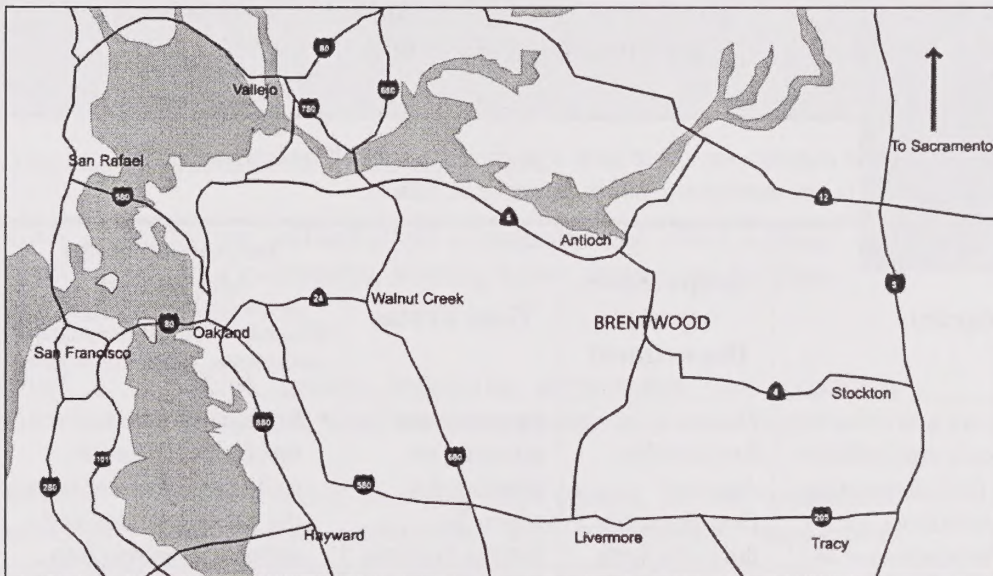


Figure 1: Regional Context

The Brentwood General Plan covers a 64 square mile Planning Area that includes the City of Brentwood and nearby lands in Contra Costa County. The County's General Plan and zoning designations regulate the land that is within Brentwood's planning area but outside of the City limits. However, State law requires the City to plan for areas outside of its immediate jurisdiction, if the areas have a direct relationship to its planning needs.

Brentwood's General Plan through the year 2020 was developed through a cooperative effort involving the City Council and Planning Commission, a Working Group Committee, City staff and their consultants, and interested citizens.

The Working Group Committee members were charged with reviewing planning issues, formulating a set of goals and policies, examining land use alternatives and considering individual land use requests.

Summary of Plan Goals

The Plan's goals, policies, and actions form the core of the document. By following these directives, Brentwood intends to shape the physical, social and economic character of the community for years to come. The system used to present goals, policies, action programs and implementation mechanisms is as follows:

GOAL 1: DEFINITION

Goals are general statements of value or aspirations held by the community. Because goal statements are general in nature, they tend to have broad community support and are not typically controversial.

Policy 1.1 Policies are more precise expressions about how a particular goal will be interpreted or implemented. A policy is not mandatory, but is directive in nature.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
1.1.1 Action programs are activities the City takes to put the goals and policies into practice. Actions include existing City ordinances and procedures, as well as recommended amendments to existing ordinances and procedures, and recommendations for entirely new measures.	The Responsible Agency/ Department is the party with the primary responsibility for ensuring that the Action Program is completed.	Approximate schedule or timeline for when the Action Program will take place.	Implementation mechanisms are the tools the City uses to put the goals, policies and actions programs into practice. These might include ongoing programs sponsored by the City; discrete, time-specific actions; or further planning actions.

The following is a summary of the goals, or core, of the General Plan. A brief explanation of each element's intent is provided along with the summary of goals.

Planning and Development

Land Use

The Land Use Element updated in 2001, establishes the type and location and density and intensity of activities, and describes the goals and policies that will guide Brentwood's future growth patterns to the year 2020. Development standards for each land use category are also included.

This element contains the following goals:

Goal 1: A diverse, self-sufficient community that offers a broad spectrum of job opportunities, housing types, community facilities and commercial services.

Goal 2: A high quality residential environment that positively contributes to the special, small-town atmosphere of Brentwood.

Goal 3: A diversified mix of strong retail centers, service commercial activities, manufacturing enterprises and high-paying employment opportunities that contribute to Brentwood's economic well-being.

Goal 4: A variety of employment opportunities in Brentwood provided by adequate areas for industrial, commercial and office land uses.

Goal 5: A high quality natural environment in Brentwood.



Community Design

Residents enjoy Brentwood's rural, small town atmosphere and open space setting. The City benefits from the area's scenic beauty. There are expansive views of natural features such as Mount Diablo and the foothills to the west and south of town. It is important to Brentwood residents to maintain the City's rural and scenic character.

The purpose of the Community Design Element is to strengthen and protect the unique qualities that make Brentwood a great place to live while enhancing the character of the City through improving the quality of design and amenities. The following are the community's goals for addressing design and the quality of new development.

Goal 1: Promote the highest standards of architecture and site design for all development projects, both public and private.

Goal 2: Preserve and enhance the views of dominant natural features (i.e. Diablo, Foothills and local open space).

Goal 3: Preserve and enhance the identity and small town character of Brentwood.

Growth Management

Regional economic and market demands have increased development pressure throughout the Bay Area. In an attempt to manage this growth, Contra Costa County voters approved a one-half (0.5%) percent sales tax increase in November 1988 to fund transportation improvements and growth management programs. This measure, commonly referred to as “Measure C,” requires all jurisdictions within the County to adopt a Growth Management Element in order to receive its share of the sales tax revenue for transportation improvements.

The Growth Management Element updated in 2001, establishes a comprehensive, long-range program to manage Brentwood’s increased demand for new development without burdening the City’s financial resources and existing services and infrastructure. Additionally, the Growth Management Element includes strategies for guiding future growth to appropriate locations in the City.

The following goals reflect the intent Brentwood’s growth management initiative:

Goal 1: Adequate public facilities and services that are maintained or improved as Brentwood grows.

Goal 2: Job growth that balances the existing and expected future residential growth within the City.

Goal 3: Balanced, efficient, diverse and high quality development patterns within the boundaries of the City.

Economic Development

It is essential to provide jobs for Brentwood’s labor force and tax revenues for the City in order for Brentwood to grow effectively. The expansion of Brentwood’s employment base requires the efficient use of

industrial and commercial land uses. The focus should be on environmentally sustainable uses with higher employment densities, and on uses that serve markets outside the City of Brentwood.

The following goals respond to the issues affecting economic growth in Brentwood:

Goal 1: Establish an economic development program and redevelopment strategy that supports existing programs and encourages or creates new activities that will support and induce balanced economic growth.

Goal 2: Retain existing employment and balance economic growth across a broad economic spectrum that includes service businesses, "clean" manufacturing, agricultural and other production-oriented industries.

Goal 3: Reserve and maintain adequate, appropriate areas for a variety of employment generating uses and minimize land use compatibility issues.

Goal 4: Provide a broad base of housing stock and local employment opportunities for all economic segments of the community to achieve a jobs/housing balance ratio of 1.5 jobs per household.

Goal 5: Encourage retail and service growth that corresponds with local and regional demands, generates tax revenues for the City, and maintains the historical commercial focus and vitality of the downtown.

Housing

Brentwood's success in attracting employment-generating uses will depend to a great extent on its ability to insure that a wide range of housing choices are provided for families and non-family households in order that all economic segments of the community have the ability to obtain decent, safe and affordable housing. The Housing Element attempts to quantify the estimated housing needs of the future population and establishes policies and program actions intended to insure that future need is attained.



This element contains the following goals:

Goal 1: Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Brentwood

residents.

Goal 2: Provide housing that is affordable to all segments of Brentwood's population.

Goal 3: Achieve and maintain an equitable distribution of housing for all economic groups throughout the community

Goal 4: Provide equal housing opportunities for all residents of Brentwood.

California State Law requires that Housing Elements be regularly updated to meet ongoing housing needs.

Public Facilities

Infrastructure

Infrastructure is the capital public facilities and services that serve as the foundation for all development in the City. The Infrastructure Element establishes goals, policies and actions for the following systems: water supply, wastewater collection, storm drainage and flood control, and solid waste collection and disposal.

Infrastructure improvements are intended to preserve economic vitality, accommodate new housing, increase the City's revenue base, enhance economic opportunity, and correct existing deficiencies. The goal to meet this objective is shown below:

Goal 1: Maintain and improve Brentwood's infrastructure to protect Brentwood's health and safety.

Community Facilities

Community facilities are those facilities that are necessary in the provision of the City's essential public services. These services include schools, fire and police services, childcare, civic services, and park and recreation services. Brentwood's objective is to provide high-quality public services to City residents both now and in the future. The Community Facility Element specifies goals, policies, and actions to ensure that the City continues to meet this objective. The goal is as follows:

Goal 1: Provide high quality community facilities to serve Brentwood's diverse existing and future needs.

Circulation

As part of a rapidly growing Contra Costa County, Brentwood experiences traffic and congestion generated not only by its residents, but also from surrounding communities and counties. Currently, State Highway 4 is the main connection between Stockton and the northern Bay Area. The increasing volume of truck traffic and other through traffic is of great concern to the residents of Brentwood. The Circulation Element, updated in 2001, addresses these concerns and describes the services, facilities and capital improvements needed to facilitate vehicle, pedestrian, transit, bicycle and emergency circulation.

The Circulation Element identifies future distribution, location, level of

service and extent of public and private transportation facilities to support the prescribed land uses of the General Plan. Another purpose of the Circulation Element is to consider multiple modes of transportation in the City of Brentwood. The goals of this element are as follows:

Goal 1: A transportation system that provides safe and efficient movement of people and goods within and through the City of Brentwood and promotes the use of alternatives to the single-occupant vehicle.

Goal 2: A transportation system that encourages walking, bicycling and public transit use and encourages shorter commute trips for Brentwood residents.

Goal 3: A transportation system, including safe and adequate streets, trails, signals, sidewalks, pathways, curbs, gutters, streetlights, transit amenities, and signage that maintains and enhances the livability of the City.

Resources and Hazards

Conservation and Open Space

The Conservation and Open Space Element outlines City policy for the preservation of natural resources, provision of outdoor recreation opportunities, and preservation of open space.

This element responds to Brentwood's desire to maintain the productivity of agricultural lands while providing for the community's growth and expansion. In addition, the element establishes policies for the protection of biological resources, appropriate treatment of watercourses within the Planning Area, and the development of a community trail system.

The following are the goals of the Conservation and Open Space Element.

Goal 1: Preserve productive agricultural lands in Brentwood's Planning Area.

Goal 2: Preserve and enhance prehistoric, historic and cultural resources in and around the Brentwood community.

Goal 3: Maintain the quality of Brentwood's ground and surface water.

Goal 4: Ensure that water resources are used efficiently.

Goal 5: Create an environment in Brentwood wherein energy resources are efficiently utilized.

Goal 6: Utilize Brentwood's mineral resources while preserving development and conservation options for the future.

Goal 7: Protect the Brentwood Planning Area's natural resources.

Goal 8: Preserve and enhance natural open space in and around the Brentwood Planning Area.

Goal 9: Create an urban form that is based on open space throughout and around the community.



Safety

The Safety Element addresses safety issues to consider when planning for the future development of Brentwood. The purpose of the element is to identify and appraise hazards in the community and establish a basis for the goals, policies and implementing actions necessary to assure community safety. This element addresses hazards including flooding, fires, and geologic and seismic risks. Hazards with currently unknown risk levels include: ground failure (liquefaction and seismic compaction of soils), dam failure, subsidence and wild land and urban fires.

Hazards refer to natural or man-made conditions that have the potential to threaten life, cause injury, or cause property damage. Disasters refer to specific events that occur due to the interaction between hazards and human populations. Through investigation of hazard risks and careful land use planning, the potential for disaster can be reduced. Emergency preparedness and sensible design of new development can reduce risks from these hazards or their effects.

The goals for this element are as follows:

Goal 1: Protect the Brentwood community from hazards associated with the natural environment.

Goal 2: Maintain Brentwood safe from risks associated with hazardous materials.

Goal 3: Protect the safety of life and property throughout the Brentwood community by providing high quality emergency services.

Noise

The purpose of the Noise Element is to provide a means for protecting citizens from harmful effects of excessive noise exposure. This can be accomplished by locating compatible land uses adjacent to each other and through the use of effective noise buffers. The Noise Element recognizes the need for remedial measures for existing noise problems, and preventive actions to protect future development. The goals of this element are:

Goal 1: Protect noise-sensitive uses from the harmful and annoying effects of exposure to excessive noise.

Goal 2: Preserve the rural noise environment of the City and surrounding areas.

Goal 3: Protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

Administering the General Plan

Once adopted, the General Plan does not remain static. It is a living document that may be modified over time to reflect changing community sentiments. While some implementation programs may be effective in meeting the Plan's goals, others may lose their effectiveness due to changes in funding, laws, economic environment, or priority.

It is important to evaluate the effectiveness of programs and report the outcomes to decision-makers in order to modify, enhance, or replace programs to better meet the community's needs. State law provides direction on how cities can maintain the Plan as a useful policy guide. State law also directs the Community Development Department to annually report "the status of the plan and progress in its implementation" (Government Code §65400 [b]) to the City Council.

Over time it will be necessary to reevaluate and then modify the Plan's goals, policies, and actions as necessary, due to changes in the environment and economy.

State law permits up to four general plan amendments per mandatory element per year (Government Code §65358 [b]). Most proposed amendments seek a change in land use designation for a particular property. Other elements may need amendment due to changes in philosophy or circumstance. Any citizen wishing to amend the General Plan shall follow the procedure established by the City. State law requires that any decision on a general plan amendment be supported by findings of fact. These findings are the rationale for making a decision either to approve or deny an amendment. While specific findings may be applied on a project-by-project basis, at least the following standard findings should be made for each General Plan amendment:

1. The proposed amendment is deemed to be in the public interest.
2. The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
4. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the

Plan. This includes appropriate environmental review, public notice, and public hearings leading to an official action by Council resolution.



CHAPTER II: PLANNING AND DEVELOPMENT

LAND USE ELEMENT
Updated November 2001

LAND USE ELEMENT

Setting

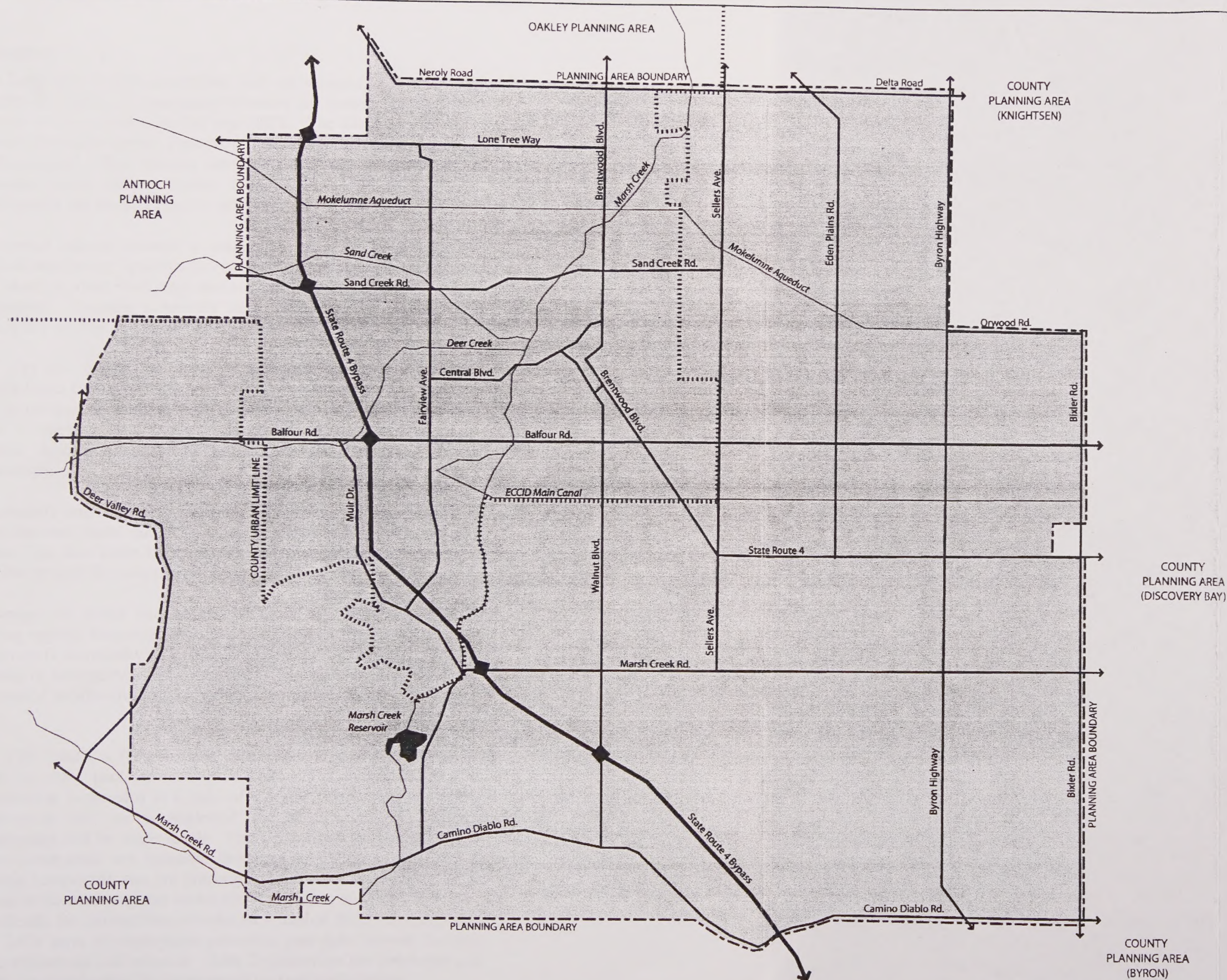
The Brentwood Planning Area (shown in Figure 2, Brentwood Planning Area) is comprised of approximately 39,800 acres, or 66 square miles. Approximately 7,600 acres are within Brentwood's city limits, and approximately 13,300 acres are within the City's Sphere of Influence (as of 2001).

Expanded from the 1993 General Plan, the Brentwood Planning Area is generally bounded by Delta Road and Neroly Road (north), Bixler Road (east), the south side of Camino Diablo Road (south), and Heidorn Ranch Road and Deer Valley Road (west).

The City of Antioch is located to the northwest and the City of Oakley is located directly north of Brentwood. Each shares a common Planning Area boundary with Brentwood. The unincorporated community of Discovery Bay is east of the City, the unincorporated community of Knightsen is northeast of the City, and the unincorporated community of Byron is located at the southeast corner of the Planning Area.

Historically an agricultural community, Brentwood is rapidly growing and changing. The Bay Area has grown significantly as an employment center over the past 20 years. Contra Costa County has shared in that experience, growing from an area of largely bedroom and rural communities to an area of concentrated employment activity. As central Contra Costa County experienced an increase in jobs, eastern Contra Costa County, including Brentwood, expanded as a bedroom community. In addition, job growth has expanded in the Silicon Valley and the Livermore/Pleasanton Tri-Valley areas during the past several years, leading to increased numbers of residents commuting to those locations from the Brentwood region.

Brentwood Planning Area



CITY OF BRENTWOOD

M G
 MOORE IACOFANO GOLDSMAN INC.
 2500 Fremont Avenue
 Fremont, CA 94536
 415.847.7525



Not to scale

Forecast

This Land Use Element establishes land use designations, goals and policies that reflect the community's desires and provide guidance for growth and conservation to the year 2021. The Land Use Element provides the central policy framework for all land use decision-making in Brentwood. This element takes into account the development pressures facing eastern Contra Costa County due to increased development and housing costs in other parts of the Bay Area.

Brentwood citizens envision a community that provides a balanced level of employment opportunities and housing, so residents are able to live closer to their workplace and reduce commute times and traffic congestion. Creating a housing base that offers affordability and variety is a priority for the City of Brentwood.

The City also endeavors, along with surrounding communities and Contra Costa County, to achieve a community that balances open space and productive agricultural lands with urban uses. Brentwood also aims to preserve and revitalize its traditional Downtown core to provide a civic, commercial and transportation center for the community.

Brentwood's long-range goals reflect the City's recognition that its location is an important factor that will continue to affect the way the community grows. The State Route 4 Bypass will establish a significant transportation corridor through the community of Brentwood.

Passenger rail service may be re-established, augmenting Brentwood's existing regional transportation connections. These corridors will increase Brentwood's accessibility to the Bay Area, causing its relatively affordable housing to become even more attractive. These corridors will also make Brentwood an attractive location for employment and regional commercial uses.

The 2001 Land Use Plan provides for a build-out population of 76,226, while the 1993 plan provided for a build-out population of 89,429. Employment is provided in a ratio of 1.6 jobs per housing unit. The predominant land use is residential; the majority of the residential development will be single family. Employment-generating uses include office, commercial and industrial development. Office, industrial and regional commercial uses are primarily located along the State Route 4 Bypass to maximize regional access and proximity to nearby communities. Specifically, the General Plan provides for a total of 26,653 dwelling units and 2,471 acres of employment-generating uses split between business park, commercial and industrial. Table 2 summarizes the population and employment projections for the proposed land use configuration.

The preferred land use mix and jobs-housing balance for the City of Brentwood was developed using a variety of factors, including a detailed fiscal impact analysis that estimated the effect that future development will have on the operating costs and revenues of the City of Brentwood. The fiscal impact analysis indicates that the General Plan will have a net positive result for the City. The continued growth of single family housing as the predominant development patterns in the Land Use Plan has a significant positive impact on property tax revenue to the City. Additionally, the targeted growth in retail space, and therefore in sales tax, contributes to the positive net outcome. The gains in these two revenue sources will contribute to offsetting the expected cost increases of serving new residents and new employment generating development, resulting in an estimated fiscal surplus for the City, assuming buildout of the plan.

TABLE 2: LAND USE CALCULATIONS

Land Use Category	Acres	Development ¹	Population ²
<i>Residential Land Uses</i>			
Ranchette Estate (RE)	694	347	992
Very Low Density (VL)	2790	5,580	15,959
Low Density (L)	4,146	12,438	35,573
Medium Density (M)	662	5,296	15,147
High Density (H)	187	2,899	8,290
Very High Density (VH)	--	--	--
SPA S (1 DU/ACRE)	93	93	266
SUBTOTAL	8,572	26,653	76,226
<i>Employment Land Uses</i>			
General and Regional Commercial (GC; RC)	741	3,835	7,669
Office (O)	127	822	2,987
Mixed Use Business Park (BP)	1,242	10,605	28,280
Industrial (I)	361	1,848	4,151
SUBTOTAL	2,471	17,110	43,087
<i>Other Land Uses³</i>			
Urban Reserve (UR)	1,978	--	--
Agriculture (AC)	21,830	--	--
Open Space (OS)	3,186	--	--
Parks (Existing and Planned) (P)	341	--	--
Public Facilities (PF)	165	--	--
Semi-Public (SP)	32	--	--
Schools (Existing and Planned) (S)	386	--	--
SPA R ⁴	817	--	--
SUBTOTAL	28,735		
GRAND TOTAL	39,778		

¹Development: Housing units for residential land use categories; square footage available for lease for employment land use categories (in thousands)

²Population: Residents for residential land use categories; employees for employment land use categories

Estimates are for analysis purposes only; actual development levels would depend on the approved development plans for each site and may differ somewhat from these projections, depending on actual household sizes. The plan assumes a household size of 2.86 persons per household.

³Other Land Uses: No development, employment, or population estimates are included for this area, since these land

uses do not generate significant development, jobs, or housing.

⁴SPA R: No land use designation or population estimate is included for this area. There is a need for future land use planning and environmental analysis of this area.

The greatest differences between the 2001 General Plan and the 1993 General Plan are the reduction in build-out population, mentioned above, and the geographic expansion of the Planning Area. This updated General Plan includes a major expansion of the Planning Area to the east of the City (see Figure 2, Brentwood Planning Area), encompassing agricultural lands east to Bixler Road and south to the community of Byron. The land in this expansion area is designated as Agricultural Conservation in the new General Plan.

Agriculture Conservation, therefore, retains its significance in the community, comprising approximately 55% of the total Planning Area, primarily at the eastern and southeastern edges. A significant amount of area is also reserved as open space with the potential for future urbanization as Special Planning Areas or Urban Reserve.

The Land Use Plan emphasizes specific locations for higher density development to facilitate future smart growth and transit oriented development and a wide range of housing opportunities.

Large employment centers along the projected alignment of the State Route 4 Bypass provide for additional job creation and regional retail opportunities. In particular, the interchange areas at Lone Tree Way and Sand Creek Road (including the stretch of land between the two interchanges), as well as the Balfour Road, Marsh Creek Road and Vasco Road interchanges, will provide much of the anticipated job generation opportunities in the City of Brentwood.

Regional commercial and business park employment centers provide jobs in the Lone Tree and Sand Creek interchange areas, medical and medical-related office uses are anticipated to provide jobs near the Balfour interchange, and business park and general commercial uses are projected to provide jobs near the Marsh Creek Road and Vasco Road interchanges.

Low-density residential development, the predominant land use in the City, provides transitions between the commercial, retail and office activity centers. Residential densities further decrease at the community's edges. Landscaped buffers are planned along Deer Valley Road, Heidorn Ranch Road and Lone Tree Way, in conjunction with lower densities. These buffers reflect Brentwood's agreement with the City of Antioch regarding the cities' common planning boundaries and providing further residential density transition at Brentwood's perimeter with neighboring communities.

Brentwood recognizes that the State Route 4 Bypass functions as a window to the community and that uses along its corridor should reflect the community's high quality development standards. As a result, uses along the bypass are held to stricter design standards and are required to be well-designed and extensively landscaped, providing an attractive gateway into Brentwood. These uses, particularly around the interchanges, shall be employment-intensive and regional and/or commercial in nature. Public uses along this corridor will include schools and parks. The remainder of the corridor between interchanges (except for the business park and commercial stretch between Lone Tree Way and Sand Creek Road) is largely single-family residential.

The General Plan emphasizes maintenance and enhancement of the downtown as an area for specialty service and retail uses, as well as a center for civic uses and activities. It is important to the City that the downtown remains a destination point for Brentwood residents and visitors. The downtown area will be largely comprised of commercial, public and higher density residential land uses.

The plan also emphasizes the improvement of the Highway 4/Brentwood Boulevard corridor.

Industrial land uses are encouraged in the northeastern area of the City south of Delta Road and west of Sellers Road (bordering the water treatment plant) and at the southwestern intersection of Marsh Creek Road and Walnut Boulevard.

Areas along the Union Pacific Railroad are designated for a mix of residential, business park, office and commercial uses. Areas east of Sellers Road, south of the East Contra Costa Irrigation District (ECCID) Main Canal, north of Marsh Creek Road, and east of Vasco Road are set aside for agricultural conservation.

Land south of the 2001 city limits in the Cowell Ranch area is set aside for potential future urbanization and designated as urban reserve.

A large area of approximately 3,000 acres in the southern portion of SPA J within the Planning Area is designated as permanent open space.

Land Use Plan Categories

The General Plan's Land Use Plan represents the graphic guide for physical development of the community. The generalized land use patterns provide the basis for the more specific districts, and requirement and standards of the zoning ordinance.

It is important to consider the following points when referring to the Land Use Plan:

- The boundaries of areas designated for a land use or its density are generalized – the zoning map will have more precise boundaries.
- The Land Use Plan indicates the primary use of land recommended in that general area and does not preclude minor deviations from the designated pattern. However, the intent of the predominant land use designation should be maintained.
- The Land Use Plan is generalized and does not show any structure or land use that may already exist in an area designated for another use. The Land Use Plan should not be interpreted as recommending their removal.

Densities specified in the General Plan are expressed in units per gross acre. Definitions for each land use type or designation are provided on the following pages.

RESIDENTIAL

Six residential land uses are shown on the Land Use Map. Each successive residential land use category reflects a higher density residential pattern than the preceding residential category. These six categories are defined as follows:

1. Ranchette Estate (RE) (0-1.0 units per gross acre) with a mid-range of .5.

The Ranchette Estate (RE) residential category is intended to maintain and/or provide for large lots of one acre or more in size where residents want the proximity and amenities of urban life and yet are able to enjoy some of the benefits of a more rural environment. This residential land use category is intended to maintain some of the small town flavor or agricultural character of Brentwood's past.

2. Very Low (VL) (1.1 - 3.0 units per gross acre) with a mid-range of 2.

The Very Low (VL) residential category provides for fairly large lots for single-family residences in an identifiable, suburban residential

neighborhood, or cluster-style development designed with open space and other amenities. Neighborhoods with either development type will be part of the Brentwood urban area and be provided with urban public facilities and services.

3. Low (L) (1.1 - 5.0 units per gross acre) with a mid-range of 3.

The Low (L) residential category is designed predominantly for single family detached houses, although occasional higher density single family patio houses or zero lot line houses could be accommodated if offset with sufficient open space to maintain the gross density within the indicated range or if specific criteria can be met. Development in this category will generally result in 6,000 to 8,000 square foot lots.

4. Medium (M) (5.1 - 11.0 units per gross acre) with a mid-range of 8.

Development in this category will be predominately 2 and 4-plexes, small apartment buildings and townhouses, although small lot detached single family development could be included.

5. High (H) (11.1 - 20.0 units per gross acre) with a mid-range of 15.5.

This is a multi-family residential category predominantly for apartments and condominiums in structures of two or three stories with off-street parking and other requirements for higher density living. The level of amenities provided by multiple family projects, their locations, and their unit type will affect the actual density achieved.

6. Very High (VH) (20.1 – 30.0 units per gross acre) with a mid-range of 25.

This is a multi-family residential category intended for apartments and/or condominiums in mixed use areas. These units could be located in structures greater than three stories with off-street parking and other requirements suitable for pedestrian-oriented and/or work-live mixed use neighborhoods. The level of amenities that these types of mixed use projects provide, the uses included, their locations, and their unit type will affect the actual density achieved.

DENSITY CALCULATION

For each of the residential designations, a density range is provided, as reflected in each residential category. It is the intent of this General Plan to require new development to meet the minimum density requirement. This will ensure that the community of Brentwood has ample units to meet its housing needs.

The mid-point of the density range (i.e., mid-range) is the starting point for development proposals in the six residential land use categories. Densities above the mid-range can be achieved at the discretion of the City Council through the exercise of transferable agricultural credits or if a significant amount of amenities are incorporated into a project, extensive off-site public improvements are installed, or other significant improvements of community-wide benefit are provided.

Residential development proposals that provide at least 20% of its units affordable to lower income households, as defined by State law and the City's Housing Element, are exempt from the mid-range requirement and may develop at the high point of the density range, provided that an agreement is recorded with the City insuring affordability "over-time".

In addition, senior, disabled, and multi-family housing projects which set aside 10-25% of the units for lower income households (as defined by the City's Housing Element) are permitted to develop up to 25% above the high point of the designated density range in accordance with the City's density bonus ordinance.

Densities specified in the General Plan are expressed in units per gross acre. Gross acreage shall include land dedicated for any public use (including but not limited to streets, schools, parks, fire stations and detention basins). Land set aside for public facilities and for which reimbursement will be received is not to be included in density calculations (i.e. schools and detention basins). The extent to which facilities are provided will help determine the actual number of units per acre that will be allowed.

COMMERCIAL

The Land Use Plan includes commercial land use categories for community type business centers, neighborhood convenience centers, thoroughfare commercial and combined commercial-residential areas defined as follows:

1. Regional Commercial (RC)

This land use category includes large-scale retail stores and service uses to serve the general needs of the community and the region along the State Route 4 Bypass on large development sites. This designation is

intended for businesses which serve the needs of Brentwood residents as well as neighboring communities. Mixed uses also allow for the development of large offices as a secondary use. Examples of uses include bulk retailers, large department stores, supermarkets, hardware stores, and offices.

2. General Commercial (GC)

This category allows for concentrations of a variety of mixed commercial uses and service type businesses to serve specific areas of the City and neighborhoods that are related to State Route 4 and some arterial intersections on parcels generally ranging from one (1) to twenty (20) acres. Such uses do not lend themselves to being located in regional commercial centers, but are encouraged in orderly clusters in suitable locations adjacent to the highway and major arterials. Depending upon the size of the center, a single major tenant (e.g. supermarket or small department store) or a single small tenant (e.g. convenience store) should provide the anchor. As a secondary use, independent small businesses (e.g. hair salons, shoe repair, certain small offices, and sit-down restaurants) will also be allowed. Examples of uses include convenience stores, fast serve eating establishments, auto repair, gas stations, and offices.

3. Downtown (DT)

This category is designed to meet the current and future uses of the downtown area of Brentwood. A variety of uses are allowed in this designation, including commercial, office, multiple family and single family residential, and government. The long-range objective is for the area to be primarily comprised of retail and office uses, but still allow for residential as a continued use. New development in the area will be encouraged to incorporate upper floor apartments and offices with ground-level retail commercial uses. The Zoning Ordinance further regulates land uses in this area.

OFFICE

1. Office (O)

This category is predominantly intended for development with a professional, institutional, or medical-dental orientation. The category is not meant for office space that is ancillary to a major industrial operation. Typical uses in this category might include medical, legal, and real estate offices.

2. Mixed Use Business Park (BP)

The intent and purpose of this mixed use category is to provide for integrated subclusters of business and research parks, large individual corporate establishments, and professional and administrative office or light industrial complexes. Selected complementary commercial activities and limited residential uses may be allowed as a secondary use. Examples of allowed uses in this category include computer software companies, medical supply companies, research laboratories, copying services, title companies, printing companies, warehousing, offices, cabinet makers, auto services, equipment repair, wholesale home furnishings, light manufacturing, retail commercial services and convenience stores.

INDUSTRIAL

1. Industrial (I)

This category provides for industrial uses that tend to have some adverse impacts on the environment, including generating truck traffic, noise, odors, or smoke. Allowed uses would include concrete batch plants, trucking operations and power generators.

OTHER

The categories in this group serve various policies of the General Plan as follows:

1. Urban Reserve

The land designated as Urban Reserve is located beyond the existing Sphere of Influence and urban service area of the City of Brentwood. Portions of this land are located outside the Contra Costa County Urban Limit Line. It is anticipated that some areas within the Urban Reserve area may develop within the time frame of this General Plan (by 2021). It is expected that additional, more specific planning and feasibility studies will be required prior to the development of these areas. Development of these areas will require separate environmental review, general plan amendments, sphere of influence amendments, annexations and other entitlements.

In order to avoid "leapfrog" style development, provide for the logical extension of City services, and allow for appropriate planning of the City of Brentwood, the Urban Reserve areas could only develop when:

- 1. urban development is occurring immediately adjacent to the Urban Reserve parcel which intends to develop; and*

2. *the new development improves the jobs/housing balance or maintains an approximately 1.5:1 jobs/housing balance, or there is substantial justification why this ratio cannot be met.*

The City may determine that the above findings are not required if the development offers substantial amenities or benefits to the community that are beyond current levels.

Prior to the submittal of an application for any entitlements within the Urban Reserve area, a market feasibility study shall be prepared by an independent consultant contracted by the City and paid for by the developer. The results of this study shall be used by the City Council to determine if it is appropriate for the property to develop.

2. Agricultural Conservation (AC)

This land use category encompasses lands with continuing commercial agricultural potential. The intent of the category is to retain primary agricultural use to the greatest extent possible. This is done by focusing public and private efforts to protect such land from the impacts and pressures of the nearby urban area as well as to enhance the income potential from agricultural use. In order to protect the Urban Limit Line, no annexations or urban-type development will be allowed in this area. Allowed uses include orchards, row crops, nurseries, grazing lands, open space, packing and shipping facilities, wineries, bed and breakfast inns, u-pick stands, farm equipment repair and services, and parks.

3. Park/Recreation (P)

This category includes existing and needed park and recreation facilities of varying size, function, and location to serve the entire community are reflected by this category. Standards for park sites are contained in the Growth Management element of the Planning and Development Chapter. The Land Use Map does not reflect all potential park sites. Neighborhood Parks will be generally five (5) – seven (7) acres in size, although mini-parks of at least one acre in size will be allowed. The Parks, Trails, and Recreation Master Plan discusses policies and service standards more fully.

4. School (S)

Locations of existing and future schools are depicted. School sites not existing are conceptually located in the general area of need. When at all possible, elementary schools shall be located within neighborhoods away from major arterials.

5. Public/Semipublic Facilities (PF/SP)

This designation provides for various public or semipublic facilities that serve the community (i.e. City/school district offices, corporation and maintenance yards and fire and police substations). SPF also allows private schools, day care, senior housing, and religious institutions.

6. Open Space (OS)

This designation provides a buffer transition to the lands designated as agricultural conservation east of Sellers Avenue or areas along the northern, western, and southern edges of the City's Planning Area. Appropriate uses include grazing land, parks or wildlife preserves, and habitat areas.

7. Future Fire or Rail Station

These future facility sites are noted to identify approximate locations to meet future life safety and transit service needs. Exact locations shall be determined in conjunction with future development review of proposed projects in the vicinity of these future facility sites.

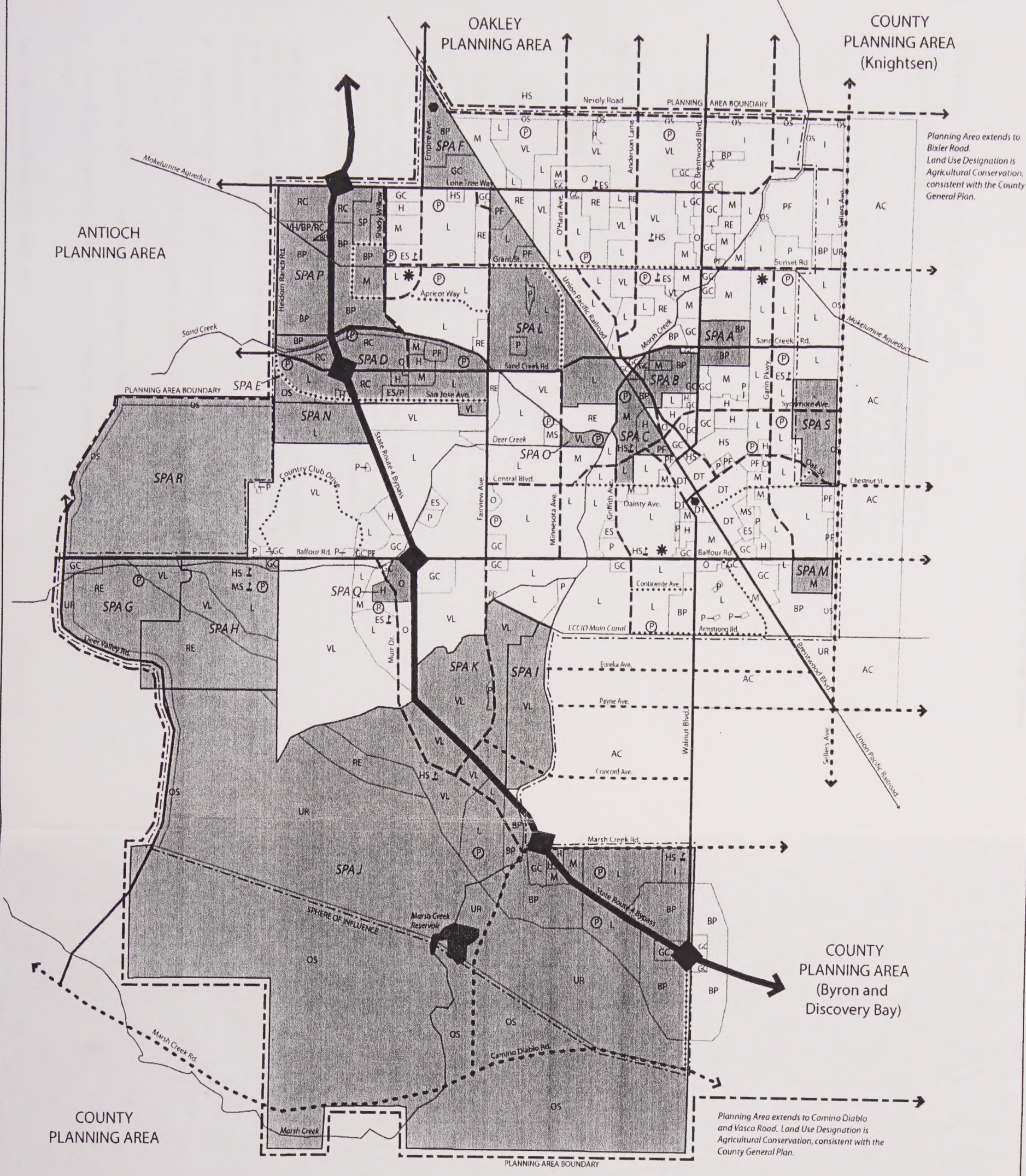
Figure 3, Land Use Map, illustrates the proposed General Plan land uses.

TABLE 3: GENERAL PLAN CATEGORIES AND ZONING DISTRICTS

GENERAL PLAN CATEGORIES	INTENSITY OF USE	ZONING DISTRICTS
RE – Ranchette Estate	0-1 du/ac	RE Ranchette Estate
VL – Very Low	1.1-3 du/ac	R-1-E Single Family Residential (Estate) R-1-12 Single Family Residential
L – Low	1.1-5 du/ac	R-1-10 Single Family Residential R-1-8 Single Family Residential R-1-6 Single Family Residential
M – Medium	5.1-11 du/ac	R-2 Moderate Density Multi-Residential
H – High	11.1-20 du/ac	R-3 Multi-Residential
VH – Very High	20.1-30 du/ac.	Planned Development (PD) – 51 COR Commercial/Office/Residential CR Commercial Residential CB Central Business
O – Professional Office	30 emp/ac	CO Commercial Office Zone PEC Planned Employment Center
BP – Business Park	30 emp/ac	COB Commercial/Office/Business PEC Planned Employment Center IC Industrial/Commercial
DT – Downtown	N/A	R-3 Multi-Residential COR Commercial/Office/Residential CR Commercial Residential CB Central Business
GC – General Commercial	25 emp/ac	C-1 Neighborhood Commercial C-2 General Commercial
RC – Regional Commercial	25 emp/ac	C-3 Thoroughfare Commercial
I –Industrial	20 emp/ac	IC Industrial/Commercial I Industrial

TABLE 3, Continued

GENERAL PLAN CATEGORIES	INTENSITY OF USE	ZONING DISTRICTS
AC – Agricultural/Conservation	N/A	Contra Costa County zoning districts including: OS Open Space AP (Agricultural Preserve) A-20 (Intensive Agricultural) A-10 (Agricultural Conservation)
P – Parks	N/A	OS Open Space Planned Development (PD)-43 PF Public Facilities
OS -Open Space	N/A	OS Open Space
SP – Semi-Public	N/A	Planned Development (PD) –48 SPF Semi-Public Facility
PF – Public Facilities	N/A	PF Public Facilities SPF Semi-Public Facility
ES- Elementary School MS- Middle School HS – High School	N/A	PF Public Facilities All residential zoning districts
All Categories	N/A	PD Planned Development PF Public Facilities SPF Semi-Public Facility
NOTE: <i>Employment generation rates are provided for estimation purposes only.</i>		



LEGEND

RESIDENTIAL

- RE** Ranchette Estate (0-1.0 du/ac, mid-range .5 du/ac)
- VL** Very Low Density (1.1-3.0 du/ac, mid-range 2.0 du/ac)
- L** Low Density (1.1-5.0 du/ac, mid-range 3.0 du/ac)
- M** Medium Density (5.1-11.0 du/ac, mid-range 8.0 du/ac)
- H** High Density (11.1-20.0 du/ac, mid-range 15.5 du/ac)
- VH** Very High Density (20.1-30.0 du/ac, mid-range 25.0 du/ac)

COMMERCIAL

- GC** General Commercial
- RC** Regional Commercial

OFFICE

- O** Professional Office
- BP** Mixed-Use Business Park

DOWNTOWN

- DT** Downtown (Mixed-Use)

INDUSTRIAL

- I** Industrial

SCHOOLS

- ES** Elementary School
- MS** Middle School
- HS** High School
- FS** Future School

PUBLIC LAND

- PF** Public Facility
- P** Park
- FP** Future Park Location (Proposed)

OTHER

- UR** Urban Reserve
- AC** Agricultural Conservation
- SPA** Special Planning Area
- OS** Permanent Open Space
- SP** Semi-Public
- FS** Future Fire Station

MAJOR CIRCULATION

- SR4B** State Route 4 Bypass
- RB** Rural Byway
- MA** Major Arterial (4 or 6 lanes)
- MI** Minor Arterial (2 or 4 lanes)
- C** Collector
- BI** Bypass Interchanges
- FLRS** Future Light Rail Station

City of Brentwood Land Use Map

Adopted November 27, 2001



MOORE IACOFANO GOLTSMAN INC.
8100 Mendocino Avenue
Oakland, CA 94621
510.845.7349



Not to scale

Note:
Future parks and school
sites are not shown in
exact locations.

Special Planning Areas

Nineteen (19) Special Planning Areas are designated by this General Plan (see Figure 4, Special Planning Areas). Several of these areas are not likely to develop within the time frame of the General Plan, but it is the City's intent in designating them as Special Planning Areas to provide policy direction for their planning should growth pressure and/or market conditions advance the time frame for their development.

These areas have been designated as Special Planning Areas for one or more of the following reasons:

- A. To facilitate comprehensive planning of large strategic areas utilizing progressive planning techniques to maximize economic development, ensure high quality development, and integrate development with provision of infrastructure.
- B. They are located in strategic locations that will be impacted by land use decisions not totally within the control of the City of Brentwood.
- C. A mix of land uses in the area is desirable and the City desires to maintain the flexibility to adjust to changing market conditions.
- D. Effective land use controls are needed to preserve the integrity of existing adjacent development while enabling the property owners to adjust to changing market conditions.
- E. To recognize recent City decisions that could be construed to be inconsistent with proposed residential densities in the new General Plan. These decisions should be allowed to be implemented in recognition of fairness to the property owner.

Specific Plans or Planned Development Zoning will be required for the Special Planning Areas where there is more than one property owner or where there are significant issues, which need to be resolved. This process is intended to:

- Facilitate high quality development,
- Allow for coordination of planning efforts between more than one property owner,
- Allow for infrastructure cost sharing arrangements,
- Provide developments which are more sensitive to the environment, and

- Provide special amenities such as golf courses, lakes, hillside open space, park areas, horse staging areas, agricultural preserves, swimming pools, civic centers, etc.

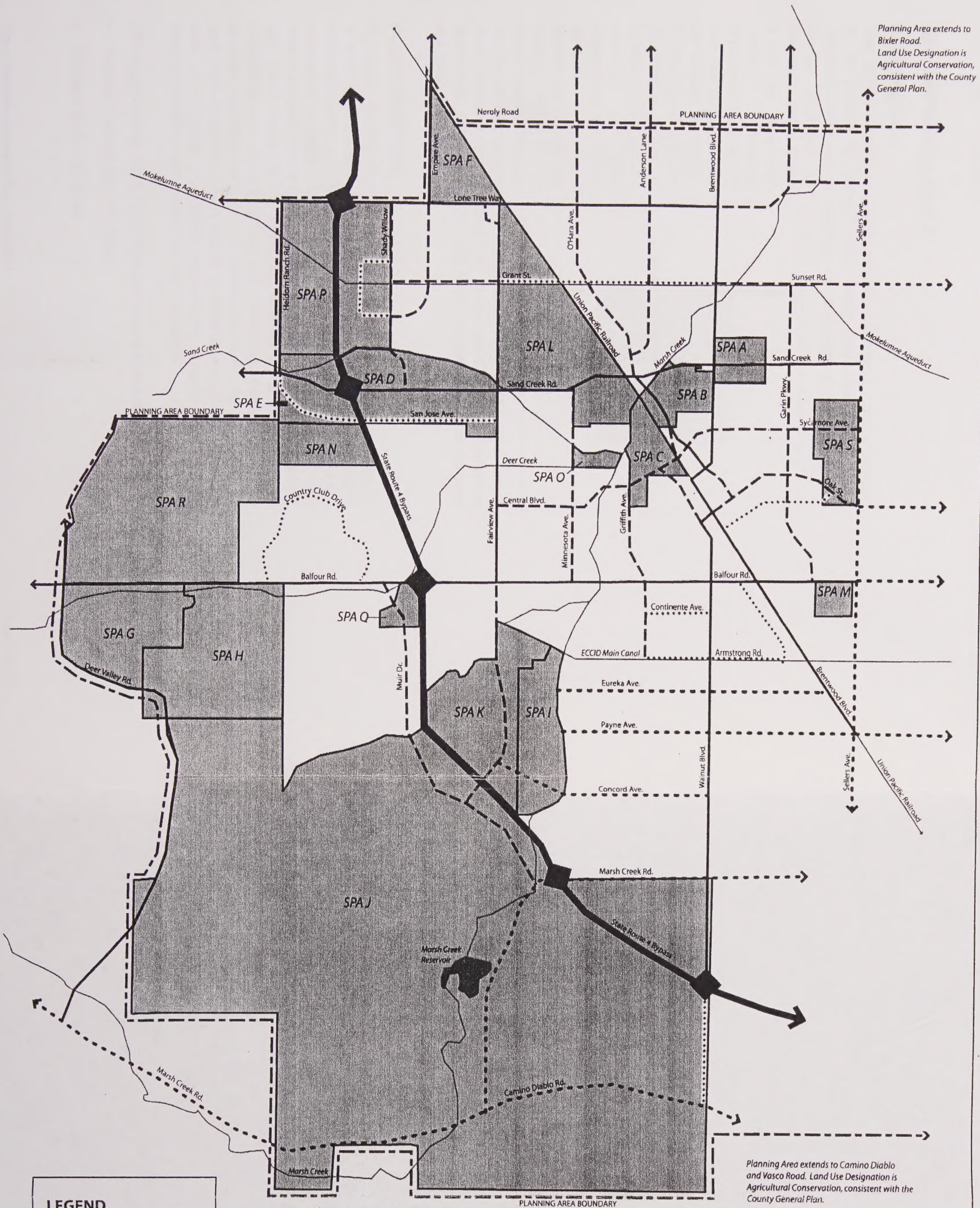
Planning Process

Development within a Special Planning Area (SPA) shall occur in accordance with the following process:

1. The City shall adopt a specific plan, as defined by Sections 65450-65457 of the California Government Code, or a Planned Development Zone District shall be applied with substantially the same contents as a specific plan. This shall address the entire SPA except as noted in (2) below.
2. Preparation of multiple specific plans or planned development zone districts for a SPA may be allowed when the City finds that this would be in the public interest due to ownership pattern, size of Planning Area, timing of development, or other similar factors. However, in no case shall a specific plan or planned development zone district contain less than fifty (50) acres or represent less than twenty-five percent (25%) of a Planning Area.
3. Once a Specific Plan or Planned Development Zone is adopted, discretionary approvals (such as subdivision maps, rezoning or design review) may be granted by the City.

Following are descriptions of each of the SPAs. The mix of land uses and locations are general in nature. The exact land uses will be determined through the Specific Plan or Planned Development process. In some SPAs, the City has established minimum criteria such as required minimum percentage of open space. Development shall not vary from these minimum figures.

In case of a difference between the land use text description of a SPA and the General Plan Land Use Map, the SPA description shall take precedence, unless otherwise determined by the City.



CITY OF BRENTWOOD Special Planning Areas (SPAs)

MIG
MOORE IACOFANO GOLTSMAN INC.
 800 Heart Avenue
 Berkeley, CA 94711
 510.845.7549

Special Planning Area A

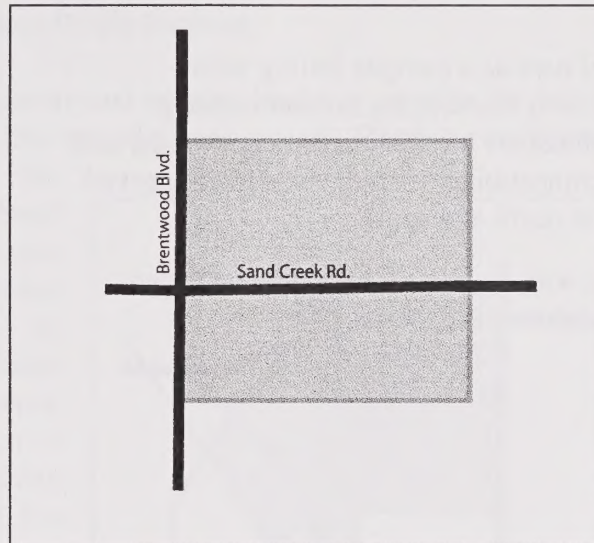
BACKGROUND

This special planning area, approximately 67 acres in size, is bounded by the existing Havenwood single family subdivision on the north, approved mixed use development of retail commercial and medium density residential on the south, State Route 4 on the west and vacant, formerly agricultural land on the east that is planned for low density residential.

Future plans call for the planning area to be bisected by the easterly extension of Sand Creek Road to Sellers Avenue.

Several factors that provide the guiding focus for a future policy direction

for the development of this SPA include: Brentwood Center across State Route 4 to the west, the area's proximity to downtown Brentwood, and the existence of existing commercial uses to the west and south of the area.



POLICY DIRECTION

The policy direction for SPA A is to provide a mixed use business park or retail development consisting of primarily professional office, and/or retail commercial and limited light industrial uses with complementary commercial services. The intent of the office and retail land uses and related commercial services is to take advantage of the State Route 4 and Sand Creek Road frontages, and new development shall complement the existing Brentwood Center commercial and office developments along the west side of State Route 4. The light industrial uses shall be separated from nearby developed or approved residential uses to the north and south, respectively, through wide densely landscaped buffers and on-site roadway corridors.

The suggested mix of Business Park land uses is as follows:

- General Commercial – 20 Acres
- Business Park – 47 Acres

DESIGN OBJECTIVES FOR THIS SPECIAL PLANNING AREA:

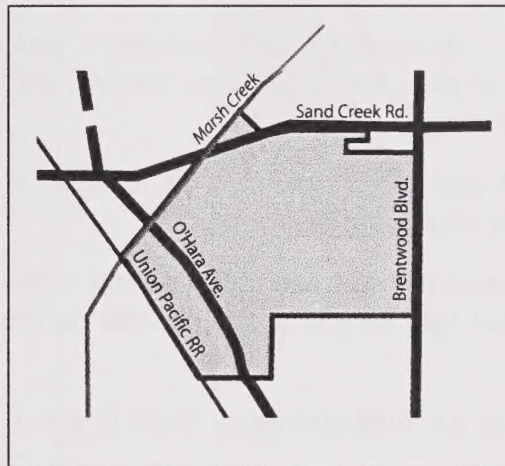
- Develop a coordinated circulation system that provides access to the various land uses from Sand Creek Road with minimal or no driveways opening directly onto State Route 4.
- Include a median landscaped buffer in the design of the Sand Creek Road extension.
- Design the light industrial uses as a campus setting with coordinated architecture, lush landscaping around building perimeters, within street medians / traffic circles, courtyards, and parking areas to ensure compatibility with the existing/approved residential land uses to the north and south.
- Design the Business Park with significant high quality design amenities and a distinct architectural theme.

Special Planning Area B

BACKGROUND

This special planning area, approximately 112 acres in size, is bounded on the north by the Brentwood Center commercial complex, on the east by State Route 4, on the south by portions of the Town Centre development and the Brentwood Manor single family subdivision, and on the west by Marsh Creek and the Southern Pacific Railroad.

Future circulation improvements and existing land uses provide the basis for the future land use in this special planning area. Planned circulation improvements include the westerly extension of Sand Creek Road and the northern extension of O'Hara Avenue across Marsh Creek. In addition, the Walnut Boulevard/O'Hara Avenue arterial roadway connection to this area, the area's proximity to downtown Brentwood, the Brentwood Technology Center, the Town Centre commercial node, and Marsh Creek provide the existing setting for this future mixed use area.



POLICY DIRECTION

In recognition of existing and approved uses adjacent to this special planning area and the Marsh Creek trail, it is the intent that this planning area develop as a mixed use development encompassing a mix of medium residential densities, commercial, office, and light industrial uses. The commercial and light industrial uses will serve to expand the adjacent employment centers and act as a buffer to the railroad. The intent of the medium density residential acreage is to provide affordable and market-rate housing in close proximity to retail, office and light industrial services in the area and in the City's downtown with bicycle access provided by the Marsh Creek trail and bike lanes on O'Hara Avenue.

The suggested mix of land uses is as follows:

- Medium Density Residential - 32 Acres
- General Commercial - 33 Acres
- Business Park - 47 Acres

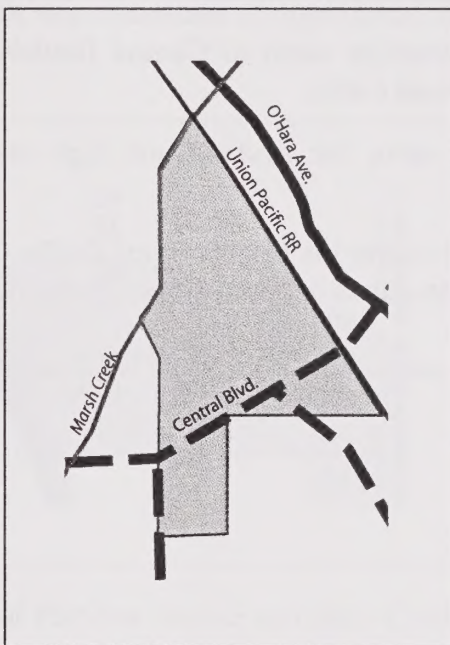
DESIGN OBJECTIVES

- Utilize medium residential densities or office land uses to provide a buffer to the existing single family subdivision, and ensure compatibility between these uses.
- Locate General Commercial uses along Brentwood Boulevard.
- Locate Business Park land uses between the O'Hara Avenue alignment and the railroad tracks. Business Park land uses shall provide a transition between residential uses and retail service uses with cohesive and complementary design features including pedestrian amenities.
- Ensure that future residential development provides pedestrian/bicycle access to mass transit facilities, the regional trail system and employment centers.
- Designate a coordinated circulation system with minimal or no driveways opening directly onto State Route 4.
- Provide an integrated system of trails and/or pedestrian walkways to facilitate convenient and safe bicycle and pedestrian movement between future uses.
- Provide heavy landscaping for frontages along State Route 4 and Sand Creek Road.

Special Planning Area C

BACKGROUND

This special planning area, consisting of approximately 81 acres, is bounded by the Union Pacific railroad tracks on the north and east, Marsh Creek and single family residential development on the west, and single family residential and a portion of Dainty Avenue on the south. Central Boulevard crosses the southerly one-third of the area and provides primary east west circulation access through the area. Walnut Boulevard intersects Central Boulevard in the southeast portion of the special planning area and provides north south access between this special planning area and land uses to the south. The southeast portion of this special planning area has been reserved for a future police station to meet growing law enforcement service needs.



POLICY DIRECTION

The City has designated this site as a special planning area in order to allow enough flexibility to develop a mix of low, medium and high residential densities to provide a wide variety of housing types and styles. The intent of the planning area is to provide compatible uses adjacent to the existing larger lots along Marsh Creek channel and Griffith Lane by buffering them from higher density residential development in the eastern portion of the SPA. Higher residential densities are planned in this SPA in order to take advantage of the areas proximity to downtown jobs and services and due to the close proximity of the Walnut Boulevard and Central Boulevard arterial roadways.

The suggested land use breakdown is as follows:

- Low Density Residential- 20 Acres
- Medium Density Residential with buffer Lots - 38 Acres
- High Density Residential - 19 Acres
- Public Facility - 4 Acres

DESIGN OBJECTIVES:

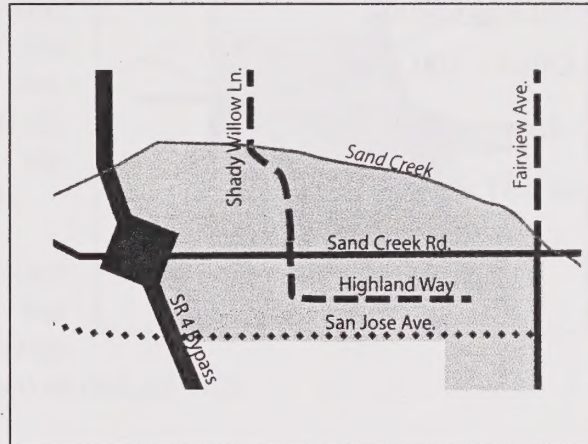
- Utilize open space buffers to provide a transition between Marsh Creek and future residential development.
- Provide sufficiently large lots along the east side of Griffith Avenue to provide compatibility with the existing residences west of this special planning area located on the west side of Griffith Avenue.
- Locate high residential densities north of Central Boulevard and west of Union Pacific railroad tracks.
- Develop a park site to serve the medium and high residential density homes.
- Provide trail connections to serve the neighborhood, buffer the railroad tracks, and provide access between Marsh Creek Trail and future homes.

Special Planning Area D

BACKGROUND

This special planning area, approximately 300 acres in size, is bounded by Sand Creek to the north, Fairview Avenue to the east, San Jose Avenue for most of southern border, and the Highway 4 Bypass to the west. Within the northeastern corner of the SPA is a proposed detention basin and Community Park site consisting of approximately 35 acres.

There are approximately 375 existing single-family homes within the southeast portion of the SPA. In addition, the southwestern portion of the SPA contains Loma Vista Elementary School and a neighborhood park, located north of San Jose Avenue; an approximately 5 acre church site has been approved at the southwest corner of the intersection of Fairview Avenue and Sand Creek Road;



an approximately 23-acre shopping center has been approved at the southeast corner of Sand Creek Road and the Highway 4 Bypass; and an approximately 6 acre church site has been approved at the southwest corner of Sand Creek Road and Highland Way.

POLICY DIRECTION

The intent of SPA D is to serve as a gateway into Brentwood from the west. Adequate land area shall be set aside to provide special landscaping, open space, signing, and other unique features that will establish this area as an important entrance into the City. Other issues requiring special attention and coordination include the details of the design of the Highway 4 Bypass, adequate buffering for uses east of the Bypass and north of Sand Creek Road, and the restoration and enhancement of Sand Creek in accordance with the Parks, Trails, Recreation Master Plan.

Visual open space and parks shall be a predominant feature of this Planning Area, particularly the views from the Bypass and Sand Creek Road. The design of this SPA is critical, to ensure that it does not "wall" itself off from the Bypass and Sand Creek Road. Open space and parks shall comprise 10 percent to 15 percent of the Planning Area. Design will be an important element of the planning for Area D.

The intent of this special planning area, in addition to serving as a gateway into Brentwood, is to provide a location for regional commercial land uses. In order to provide maximum flexibility for this type of land use, a minimum of 25 acres at the northeast and southeast corners of Sand Creek Road and the Highway 4 Bypass shall be allocated for regional commercial uses. The remaining acreage shall be allocated for a mix of high, medium and low density residential and community park/detention basin situated to ensure compatibility of existing and planned adjacent uses.

The suggested land use breakdown is as follows:

- Regional Commercial and Office – 100 acres
- High Density Residential – 15 acres
- Medium Density Residential – 37 acres
- Low Density Residential – 100 acres
- Public Facility – 50 acres

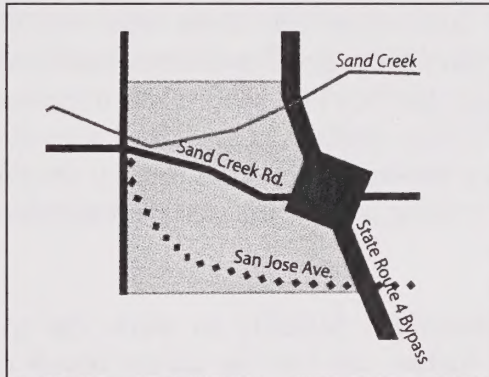
DESIGN OBJECTIVES:

- Provide open space along the arterials and Highway 4 Bypass for visual and aesthetics and noise buffering.
- Concentrate regional commercial uses adjacent to the Bypass interchange.
- Develop a balanced community containing a variety of residential types, including affordable housing, public facilities and office and retail commercial uses.
- Preserve and enhance Sand Creek in accordance with the Parks, Trails, and Recreation Master Plan.
- Coordinate the initial development and improvement of the Highway 4 Bypass, Sand Creek Road, and Shady Willow with the various property owners and interested parties.

Special Planning Area E

BACKGROUND

SPA E, consisting of 160 acres, is bounded by old Sand Creek Road to the north, the Highway 4 Bypass to the east, the Shea Homes Property to the south and the edge of the Planning Area and the City of Antioch's Sphere of Influence to the west. Approximately 1/2 of the property is hilly, with elevations ranging from 125 feet to 225 feet above sea level. A single hill that runs approximately southeast to northwest through the middle of the property dominates the site. Sand Creek flows generally east to west through the northern portion of the site.



The SPA is currently vacant with no buildings, but has recently been used for grazing and has numerous abandoned oil and gas wells.

POLICY DIRECTION

SPA E is intended to serve as a gateway into Brentwood from the west. Adequate land area shall be set aside to provide special landscaping, open space, signage, and other unique features that will establish this area as an important entrance into the City. There are several issues that require special attention and coordination in SPA E. These issues include: the eventual widening/improvement of the Highway 4 Bypass, adequate buffering for the Bypass, the relocation of Old Sand Creek Road, the westward extension of San Jose Avenue and the development of the Bypass, the restoration and enhancement of Sand Creek in accordance with the Parks, Trails, and Recreation Master Plan and implementation of the memorandum of understanding between the Cities of Brentwood and Antioch concerning open space/buffering of the shared border. It is necessary to provide adequate road connections to the property to the south through San Jose Avenue as well as other local access points south and north of the SPA.

It is important to maintain visual open space and parks as dominant features of this Planning Area, particularly the views from the Bypass, Sand Creek Road, and Sand Creek. Development shall preserve the visual prominence of the hill form in the middle of the site through the use of open space. Development shall utilize open space to provide buffering between the residential uses and the Bypass. This Planning Area shall be

designed so that it does not "wall" itself off from the Bypass and Sand Creek Road. Open space and parks shall comprise at least 40% of the Planning Area. Several important elements of the planning for SPA E are Design Guidelines, well as addressing safety considerations related to abandoning the oil and gas wells historically operating within the area.

A major intent of this special planning area, in addition to serving as a gateway into Brentwood, is to provide a location for regional commercial land uses. In order to provide maximum flexibility for this type of land use, a minimum of 50 acres in the northern portion of the SPA west of the Highway 4 Bypass shall be allocated for regional commercial and business park uses. The remaining acreage shall be allocated for a mix of permanent open space and parks, and low density residential uses, and 4 acres of high density residential uses for senior housing. These uses shall be situated so that the compatibility between existing and planned uses is maintained as phased development occurs.

Since the City wishes to maintain the flexibility to allow this special planning area to develop at its highest and best use for the benefit of all future residents, a specific land use mix is not being suggested at this time. The City will initially consider a specific land use mix for this area in conjunction with a coordinated planned development, which the City will adopt at the time that the property owners are committed to develop in the area. The mix of uses shall be refined as site plans for individual development proposals are submitted for review and approval.

DESIGN OBJECTIVES

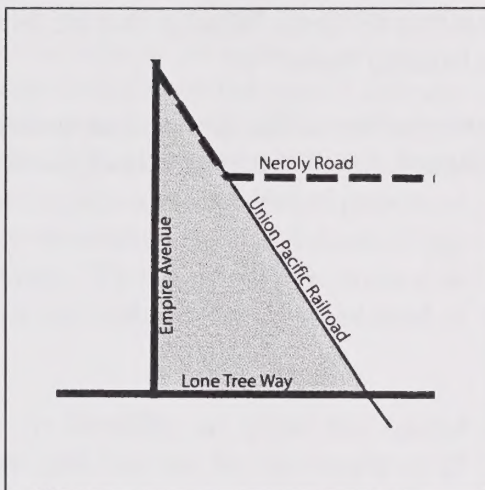
- Provide open space and parks to (1) preserve the hill form on the site, (2) develop a gateway entry element into the City and (3) provide adequate buffering of the Highway 4 Bypass and Sand Creek Road.
- Safely abandon the oil and gas facilities as the planning area is developed.
- Preserve and enhance Sand Creek in accordance with the Parks, Trails and Recreation Master Plan.
- Concentrate regional commercial uses adjacent to the Highway 4 Bypass.
- Recognize the memorandum of understanding between the cities of Brentwood and Antioch to create an open space buffer between the communities along the common planning boundary.
- Designate 40% of the SPA for open space and park uses.

- Reserve approximately 50 acres for regional commercial and business parks.
- Designate approximately 4 acres for high density residential senior housing in the southeast corner of the SPA.
- Develop the remaining acreage as low density residential uses, with careful attention to protection of scenic hillsides that are to remain as open space to protect existing views.
- Cluster homes in the flatter portion of the site, in close proximity to the commercial uses planned for the north side of Sand Creek Road.

Special Planning Area F

BACKGROUND

This special planning area, approximately 101 acres in size, is located at the northwest edge of the General Plan area. SPA F is a triangular area, and it is bordered by the Union Pacific railroad tracks on the east, Lone Tree Way on the south, and Empire Avenue on the west. The site is relatively flat and includes several scattered homes on the property, a nursery business and a City water pump station facility.



POLICY DIRECTION

Due to area's close proximity to the Highway 4 Bypass, the City envisions the site as a future employment center for Brentwood, including a potential future rail station site to provide for improved future transit service to the community. Taking advantage of the benefits accruing from the Bypass alignment, this site is designated for a mix of business park and commercial activities. The planned uses in SPA F will complement the employment opportunities designated on the adjacent property west of Empire Avenue and north of Lone Tree Way by the City of Antioch.

The suggested land use breakdown is as follows:

- Business Park – 47 Acres
- General Commercial – 54 Acres

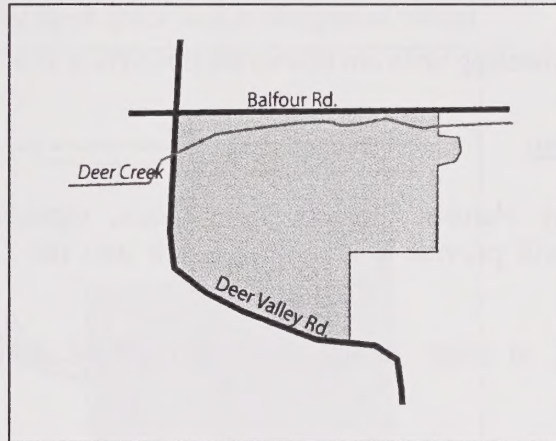
DESIGN OBJECTIVES:

- Develop a coordinated circulation system that utilizes the Lone Tree Way/Fairview Avenue and Empire Avenue/Lone Tree Way intersections and minimizes additional driveways onto Lone Tree Way.
- Establish a landscaped setback and/or median along the Lone Tree Way frontage.

Special Planning Area G

BACKGROUND

This special planning area, consisting of approximately 370 acres, is bounded by Balfour Road to the north, Deer Valley Road to the west and south, and the Strickler/Silos Property to the south and east. The land is predominantly vacant but includes a commercial kennel, truck rental business, and cattle grazing uses. The site is hilly in nature and slopes gently from Balfour Road to southern part of the site, and then drops steeply down to Deer Valley Road. Elevations on the property range from 200 feet above sea level adjacent to Balfour Road and rise to just over 400 feet in the southern portions of the property. In the northeast portion of the property is a 32-acre site owned by the Contra Costa County Flood Control Department, which will be used in the future as a flood control basin.



POLICY DIRECTION

SPA G will form a boundary between Brentwood and future Antioch developments on the northern and western edges of the property. The SPA will serve as a prominent gateway into Brentwood. In the future, Balfour Road and Deer Valley Road will be a major crossroads carrying traffic between Brentwood and Antioch, to and from Livermore, and to and from the Highway 4 Bypass. This major arterial intersection provides an opportunity to develop retail commercial uses at the northwestern corner of the property. A variety of ranchette estate and very low density single-family uses with a neighborhood park are envisioned for the balance of the site with an urban reserve area along Deer Valley Road. The residential portion of the SPA shall have a maximum residential density of no more than 1.0 unit per acre.

The flood control facility in the northeastern portion of the property shall be developed as a joint flood control facility and park site. Including the flood control basin, park sites and hillside open space, approximately 40% of the site should be open space uses.

This area contains significant habitat value for protected wildlife. The City shall analyze this area in conjunction with a Habitat Conservation Plan prior to annexation.

A suggested land use mix is as follows:

- Open Space and Parks – 150 acres
- General Commercial Uses – 25 acres
- Residential Uses – 195 acres

The maximum number dwelling units envisioned for this SPA is 195.

DESIGN OBJECTIVES:

- Include a gateway element through open space, signage, and landscaping that will provide a unique entrance into the City of Brentwood.
- Provide a mixture of single family, retail commercial, and open space land uses.
- Concentrate the commercial uses near the southeast corner of the intersection of Deer Valley Road and Balfour Road.
- Incorporate large amounts of parks and open space into the site and preserve the large hillform on the southern end of the Special Planning Area.

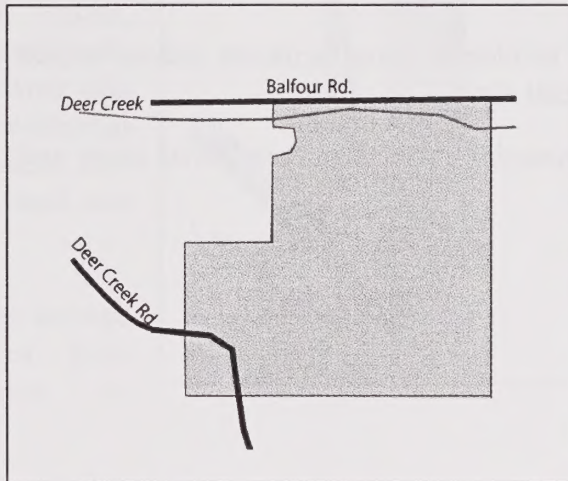
Special Planning Area H

BACKGROUND

This special planning area, which is approximately 450 acres in size, is located in the southwestern portion of the General Plan area. It is bounded on the north by Balfour Road, on the east by the approved Suncal (formerly Spanos) golf course development, on the west by portions of Deer Valley Road, and on the south by open space that is designated within Special Planning Area J. The City has annexed approximately 92 acres for development of future High School and Middle School campuses.

POLICY DIRECTION

The general focus for this special planning area is to provide residential opportunities for the nearby intersection of Balfour Road and the Highway 4 Bypass while respecting the natural topography of the site. The hill areas shall be restricted to ranchette estate residential development and recreational opportunities or natural open space. As planned, the area shall contain a mix of ranchette estate, very low density and low density single family residential developments designed around a possible nine-hole golf course. The overall density envisioned for the residential portion of the site shall not exceed 2.0 dwelling units per acre. Open space (excluding a golf course) shall comprise at least 35 percent of the site. The site contains additional open space in the form of an urban reserve area and a future park site, as well as a planned high school and middle school. A small 10-acre neighborhood commercial area is also contemplated in the northeast portion of the SPA to serve the surrounding residential area.



This area is has significant habitat value for protected wildlife and shall be analyzed in conjunction with a Habitat Conservation Plan prior to application to the City for annexation or other development entitlements.

A suggested land use mix is as follows:

- Open Space and Parks – 158 acres
- Public Facilities – 90 acres
- General Commercial Uses – 10 acres

- Residential Uses – 192 acres

The maximum number of dwelling units envisioned for this SPA is 384.

DESIGN OBJECTIVES

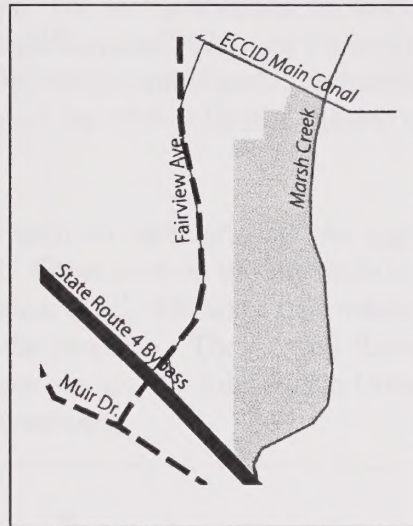
- Design residential projects to maximize the advantage of open space/golf course views.
- Ensure that the design of residential areas facilitates pedestrian and bicycle access to commercial areas.
- Locate school sites to minimize impacts on residential areas and vice versa.

Special Planning Area I

BACKGROUND

The boundaries for SPA I and K were reconfigured in October 1996 and the uses for both areas have been precisely defined. SPA I and K collectively are the Summerset active senior development and include residential uses, a golf course, clubhouse, and neighborhood park. The overall density for the area falls within the low density residential range. This area is designated low density residential on the land use map.

After being reconfigured, the acreage of SPA I was reduced from approximately 304 acres to approximately 129 acres.



POLICY DIRECTION

One of the most important features in the area is the existing Marsh Creek corridor. The creek has not been channelized in this area and is generally in a native state. The section that abuts this Planning Area constitutes the best riparian habitat in Brentwood. Preservation of the existing trees and habitat along the creek is crucial. It is essential to provide adequate open space along the creek so as not to disrupt, degrade, or disturb the flora and fauna along the creek.

The Planning Area abuts an area designated for Agricultural Conservation (AC) on the east side of Marsh Creek. To preserve the viability of the AC area and to stop encroachment of development into that area, municipal services (i.e., water, sewer, storm drain) shall not be stubbed out into this area. Services to the site shall be designed to only accommodate the site and not adjacent properties to the east. Roads to the east (i.e., Concord Avenue and Payne Avenue) shall be designed to accommodate local traffic only.

DESIGN OBJECTIVES

- Develop a mixture of single-family residential uses.
- Reserve the right-of-way for the Highway 4 Bypass and develop the Fairview Avenue extension and Concord Avenue.

- Provide adequate local street and utility connections to the west.
- Coordinate development with the various property owners to obtain a logical phasing and development plan.

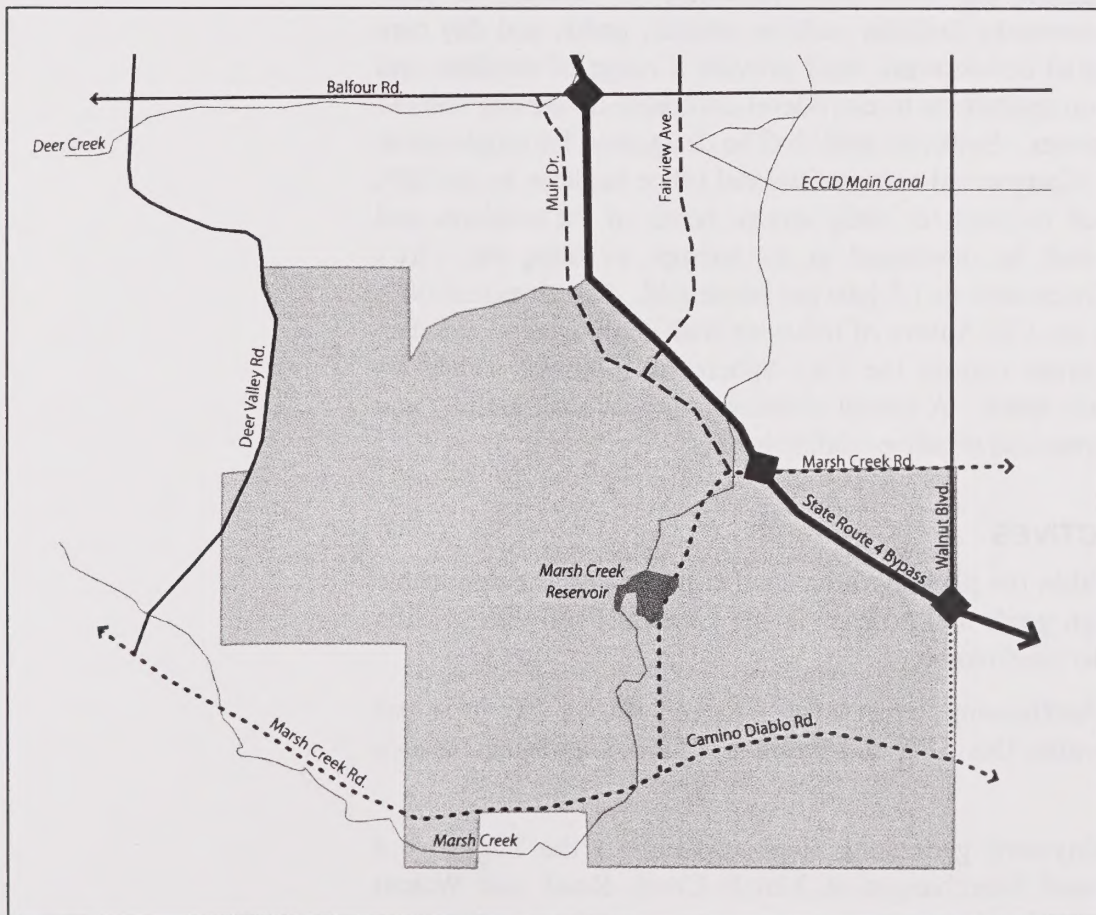


Special Planning Area J

BACKGROUND

This special planning area, approximately 5,500 acres in size, is located in the southwest corner of the Planning Area. The area is bounded by Walnut Boulevard on the east, Marsh Creek Road/Camino Diablo on the south, Deer Valley Road on the west, and the Deer Ridge and Hancock properties on the north. Approximately 50 percent of the SPA is located outside of the City's Sphere of Influence.

The majority of the property is currently used for cattle grazing. An apple orchard is located off Walnut Boulevard. Other uses on the site include a ranch house, barns, and the ECCID irrigation canal. Electrical transmission lines and several gas pipelines transect the property. The Cowell Ranch property surrounds the Marsh Creek Reservoir and the John Marsh Home State Park (which are held in separate ownerships).



POLICY DIRECTION:

The size of the property presents a unique opportunity to create a balanced, mixed use, master planned development that offers a range of housing and employment opportunities along with open space, schools, parks, recreational facilities, commercial activities, and appropriate civic uses. The future Highway 4 Bypass and its proposed interchanges at Marsh Creek Road and Walnut Boulevard shall provide local and regional access.

Open space and trails within the planning area should be developed and linked to Los Vaqueros Reservoir recreational facilities and Round Valley and Morgan Territory recreation areas via the Marsh Creek trail system. The Marsh Creek Reservoir and John Marsh Home represent significant resources, which shall be preserved and incorporated into public park facilities.

Development shall occur in a compact urban form in order to encourage pedestrian and transit use with close proximity of housing to jobs, shopping, and community facilities such as schools, parks, and day care centers. Residential development shall provide a range of densities and housing types from apartments to entry-level affordable ownership units to large executive homes. Sufficient land shall be designated for employment generating uses. Commercial and professional office facilities in this SPA shall be developed to meet the daily service needs of the residents and business parks shall be developed in an attempt to bring the City's Jobs/Housing balance ratio to 1.5 jobs per household. A minimum of 60% of the area inside the City Sphere of Influence shall be designated as urban reserve and all areas outside the City Sphere of Influence should be designated as open space. A habitat conservation plan shall identify and protect heritage trees and sensitive wildlife habitat.

DESIGN OBJECTIVES

Development within the planning area shall comply with the applicable community design goals and policies in the General Plan with specific emphasis given to the following:

- Attain a Jobs/Housing balance at a minimum of 2.0 jobs per household within this SPA and attain a 1.5 Jobs/Housing balance citywide.
- Locate employment generating uses adjacent to the Highway 4 Bypass planned interchanges at Marsh Creek Road and Walnut Boulevard.
- Phase development to correspond to the availability of public services and facilities.
- Permanently protect City designated open space areas identified

within the SPA through irrevocable conservation easements and plan these areas for recreational uses, agricultural uses, and wildlife habitat for protected species.

Since this SPA is so large and the City is working with the landowners on the future planning of it, a precise mix of land uses and/or design objectives is not suggested at this time.

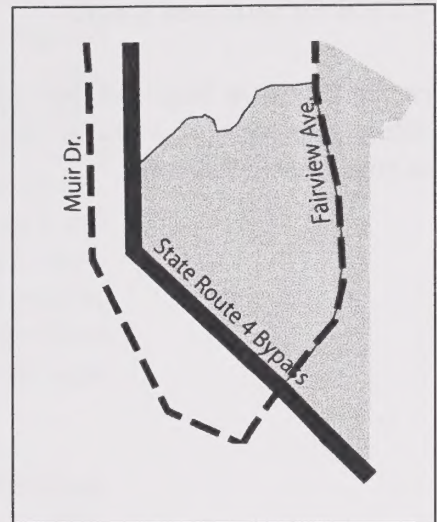
Special Planning Area K

BACKGROUND

The City reconfigured the boundaries for SPA K and SPA I in October 1996 and has precisely defined the land uses for both areas. SPA K and I, collectively, are the Summerset active senior development and include residential uses, a golf course, clubhouse, and neighborhood park. The overall density for SPA K falls within the low density residential range. This area is designated low density residential on the land use map. After this SPA was reconfigured, the acreage expanded from approximately 178 to 353 acres.

POLICY DIRECTION

An important feature of any development that occurs on the site is open space for buffering between the Highway 4 Bypass and the surrounding properties. Open space buffering is especially important on the south and west edge of the property where the future Highway 4 Bypass will be built.



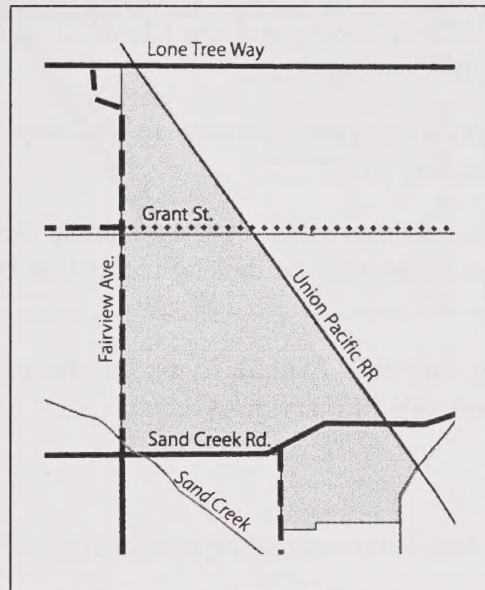
DESIGN OBJECTIVES

- Reserve the right-of-way for the Highway 4 Bypass and improve Concord Avenue.
- Provide open space buffering between the adjacent properties and the planned Highway 4 Bypass to address traffic noise impacts and property owner privacy concerns.
- Provide adequate street connections to the properties to the east.

Special Planning Area L

BACKGROUND

This special planning area, consisting of approximately 378 acres, is generally bounded by the Union Pacific Railroad and Marsh Creek to the east, Fairview Avenue to the west and the Randy Way neighborhood to the south. The SPA contains 16 distinct planning sub-areas, which precisely define the land uses in the SPA. The dominant land uses in the area are as follows: single family residential homes on lots ranging from 4,500 to 20,000 square feet; two neighborhood parks linked by a recreational trail, a detention basin and PG&E gas odorization facility in the northern portion of the SPA, and rural agricultural properties on approximately 15 acres. Fairview Avenue and Minnesota Avenue currently provide roadway access to SPA L. Sand Creek Road is planned to extend through the southern portion of the SPA to serve inbound and outbound east west trips.



POLICY DIRECTION

The area shall accommodate a variety of single-family residential products. Lot sizes shall range anywhere from 4500 square feet to one acre in size. A maximum carrying capacity of the entire SPA shall not exceed 1,134 units (or 3 dwelling units per acre). Ten to 15% of the area shall remain in open space and park uses. The larger lots in this SPA shall be located on the western side of the SPA along the east side of Fairview Avenue to provide a buffer to existing lots along the west side of Fairview Avenue, and along the southern end of the SPA to provide a transition to the existing one +/- acre lots in the Randy Way area and the 10,000 + square foot lots in the Spinnaker Ridge Subdivision. It is important to provide adequate noise buffering adjacent to the railroad. Coordination between various property owners will be necessary to construct the new Sand Creek Road that will bisect the southern portion of the SPA.

DESIGN OBJECTIVES

- Provide adequate open space and parks to accommodate the

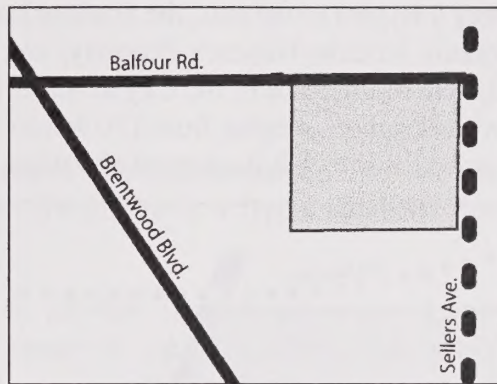
residents in the area.

- Provide adequate noise and visual buffering of the railroad and Minnesota and Fairview Avenues, through the use of open space, masonry sound walls, mounding, and landscaping.
- Implement the Parks, Trails, and Recreation Master Plan for the portions of Sand Creek, Marsh Creek, and the EBMUD right-of-way that border or bisect the Planning Area.
- Coordinate with the various property owners to develop Sand Creek Road across the Planning Area.
- Provide larger lots at the southern edge of the Planning Area to transition to the larger lots in the existing developments that border the Planning Area.
- Provide larger lots along Fairview Avenue to buffer the existing one-acre lots along the west side of Fairview Avenue.

Special Planning Area M

BACKGROUND

This special planning area, consisting of 37.7 acres, is bounded by Balfour Road to the north, Sellers Avenue to the east, agricultural properties to the south, and Harvest Business Park to the west. The SPA land use pattern is precisely defined and approximately 120 medium density single family homes are under construction with approximately 8 acres of mixed use business park to be developed in the future.



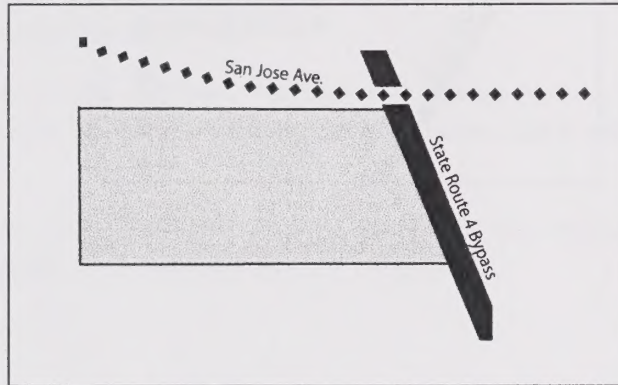
DESIGN OBJECTIVES

- Provide adequate buffering of the agricultural properties to the east.
- Ensure that the design of the homes is compatible with the Garin Ranch Project to the north.
- If a detention basin is needed on the east side of the project, ensure that it is developed as a park-type facility.
- Provide adequate buffering to the Harvest Business Park to the west.

Special Planning Area N

BACKGROUND

This special planning area, consisting of 100 acres, is bounded by the Seeno property to the north, the Highway 4 Bypass to the east, the Shadow Lakes neighborhood to the south (formerly Strickler/Hancock Property) and the edge of the Planning Area and Sphere of Influence of the City of Antioch to the west. The property is hilly with elevations ranging from 130 feet to 285 feet above sea level. The portions of the site with the highest elevations are at the western edge adjacent to the City of Antioch. Land uses in this area are precisely defined. The SPA has been designated low density residential and approved for the construction of approximately 280 single family homes on approximately 57 acres with 43 acres retained as open space.



POLICY DIRECTION

The intent of this SPA is to provide opportunities for low and medium density residential land uses, which are integrated with the natural topography. Medium density housing opportunities shall be allowed predominately on the eastern portion of the area, however, overall density shall not exceed 3 dwelling units per acre. Views from the Highway 4 Bypass shall reflect enhanced or natural open space. The western boundary of SPA "N" shall take into consideration the special buffer agreement (MOU) between the Cities of Brentwood and Antioch.

One of the most important features of the site is the use of open space and the preservation of the landforms that run through the site and buffer the Highway 4 Bypass. A minimum of 40% of the site shall remain in open space. Other issues to consider include the crossing of the Highway 4 Bypass with San Jose Avenue, the safe abandonment of the oil and gas facilities, and the interface with Antioch on the west side.

This SPA shall contain visual open space as a predominant feature. Of special concern are the views from the Highway 4 Bypass and San Jose Avenue. San Jose Avenue is an important element of the local circulation in this area and shall receive special attention (such as extensive landscaping and bike lanes).

A suggested land use mix is as follows:

- Open Space – 40 Acres
- Residential – 60 Acres

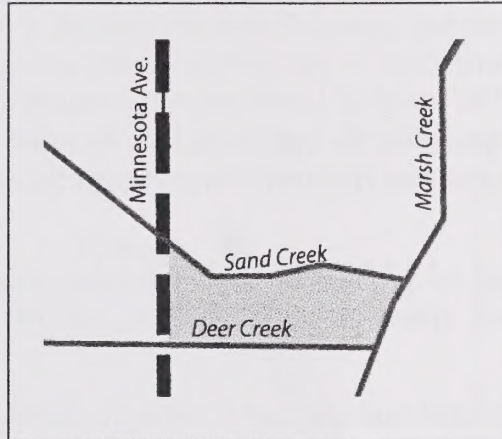
DESIGN OBJECTIVES

- Provide open space to preserve the hill forms on the site and provide adequate buffering of the Highway 4 Bypass and San Jose Avenue.
- Provide parks as required to provide recreational uses. Locate parks contiguous to open space to provide active and passive recreational uses.
- Develop a variety of residential land uses and congregate the higher density land uses near the Highway 4 Bypass.
- Phase out the oil and gas facilities as the SPA is developed, in conformance with the City's oil and gas production section of the zoning ordinance.
- Develop San Jose Avenue with bike lanes and extensive landscaping so that it serves as a dominant circulation corridor through the SPA.
- Develop comprehensive design guidelines for the Planning Area.
- Consider the Memorandum of Understanding concerning open space boundaries between the Cities of Brentwood and Antioch.

Special Planning Area O

BACKGROUND

This special planning area, consisting of approximately 21 acres, is bordered by Minnesota Avenue on the west and three creeks: Sand Creek, Marsh Creek and Deer Creek on the north, east and south respectively. With Special Planning Area "L" across Sand Creek to the north and Special Planning Area "C" across Marsh Creek to the east, this area was designated a special planning area in order to provide consistent land use and development policies compatible with the adjacent special planning areas.



POLICY DIRECTION

Since this property is at the confluence of three creek systems, it is paramount that any development of the area be consistent with and reflect the Parks, Trails and Recreation Master Plan and provide open space buffers adjacent to the creeks bordering the site. If any development, other than open space/recreational amenities occurs, it shall be restricted to single-family residential uses that maintain the rural character of the area.

A suggested land use mix is as follows:

- Very Low Density on the westerly half of the area
- Community park on the easterly half of the area

DESIGN OBJECTIVES

- Develop a ten (10) + acre community park on the eastern half of the area and provide educational/interpretive facilities for bicyclists, equestrians and pedestrians consistent with the City's Parks, Trails, and Recreation Master Plan and the East Bay Regional Park District Master Plan.
- Locate very low density development on the western half of the area, providing density transition between the surrounding residential areas north and south of the site.
- Ensure that development is compatible with the planning areas to

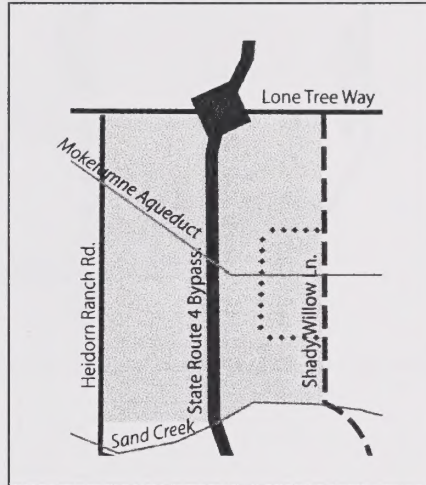
the north and east.



Special Planning Area P

BACKGROUND

This special planning area consists of approximately 525 acres and was annexed to the City in 1998. It includes the southern portion of the Highway 4 Bypass interchange at Lone Tree Way and borders the City of Antioch to the north and west. It is bounded by Heidorn Ranch Road on the west, Lone Tree Way on the north, Shady Willow Lane on the east, and Sand Creek on the south. The area includes a mix of agricultural uses, several rural residences, and existing churches. The Highway 4 Bypass bisects the area in the north south direction.



POLICY DIRECTION

Due to its strategic location between the two Highway 4 Bypass interchanges at Lone Tree Way and Sand Creek Road, this area is intended to serve as a major future employment area and provide land for large regional retail commercial businesses, professional office uses, manufacturing and light industrial uses. Heidorn Ranch Road and Lone Tree Way are two existing roadways that serve the area. Both of these roadways are within the City of Antioch's jurisdiction and will therefore require close coordination between Brentwood and Antioch on the design and construction of future improvements. Development of the area shall also reflect the current boundary agreement MOU between Brentwood and Antioch. Design of this SPA shall include a City entry feature in the northwest corner.

While job-generating uses are the primary focus of this SPA, complementary medium-, high-, or very high-density residential uses of up to 475 dwelling units shall be located in close proximity to future jobs west of the Highway 4 Bypass on one site to provide conveniently located housing choices for the anticipated work force. Consequently, 75-90 acres in the northwest portion of the SPA is designated as a major mixed use component. The northern approximately 40 acres is designated for a major regional retail center. The southerly 30 to 40 acres is designated for either all office, or retail, or a combination of office, retail and residential uses allowing up to 475 units of very high density housing. Subject to the maximum of 475 housing units being planned as a single, whole project; it may be located anywhere within the SPA, except along the Lone Tree Frontage. An additional residential component of this SPA shall be located

within the approximately 35-acre medium density residential area west of Shady Willow Way and south of the existing EBMUD Mokelumne Aqueduct east of the Highway 4 Bypass. Residential areas shall include a mix of housing types, rental and ownership options, and affordability levels.

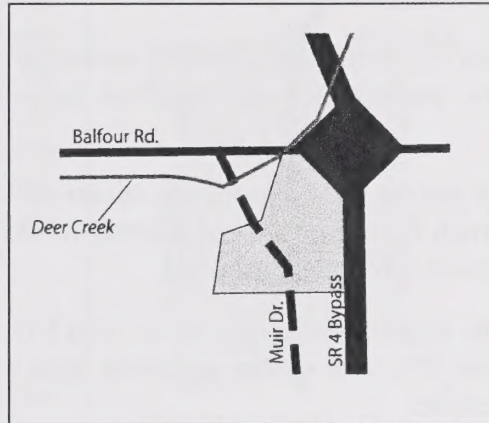
DESIGN OBJECTIVES

- Provide a coordinated system of streets, trails, courtyards, mini-parks which are safe, functional, and highly attractive.
- Ensure that SPA P's internal circulation conveniently accommodates the needs of transit users, pedestrians, and bicyclists as well as automobiles.
- Include a distinctive entry feature at the southeast corner of Lone Tree Way and Heidorn Ranch Road to distinguish Brentwood from Antioch and to welcome those entering Brentwood.
- Provide careful attention to development adjacent to Sand Creek in the southern portion of the SPA, and ensure generous open space buffers and recreation amenities.
- Provide attractive buffer areas along both sides of the Bypass segment that bisects the area.
- Include in the design of the area along the eastern edge of Heidorn Ranch Road a park-like setting within a 25 to 50-foot open space buffer area to physically separate Brentwood from Antioch, reflect the boundary agreement between the communities, and provide a desirable area for SPA workers, visitors, and residents to use.
- Design and orient buildings greater than two stories or 70 feet high in a manner that minimizes obstruction of scenic views of Mt. Diablo and the foothills to the west.

Special Planning Area Q

BACKGROUND

This special planning area, approximately 57 gross acres in size (prior to dedications), is bounded by Balfour Road to the north, the Suncal residential development to the west, the Timms, Spies and future park properties to the south, and the proposed State Route 4 Bypass to the east. Muir Drive bisects the planning area from the northwest to the southeast, creating an eastern parcel of approximately 32 net acres (the “East Site”) and a western parcel of approximately 17 net acres (the “West Site”). Based on its proximity to the State Route 4 Bypass and Balfour Road, as well as its relative central location with respect to transportation infrastructure and the in-fill nature of future development there, this planning area is ideal for a mixed-use development, including medical, business and professional office, commercial, and mid- to high- to very high-density residential (including health-care related residential) uses.



POLICY DIRECTION

The intent of this SPA is to utilize “smart growth” planning principles and create a mixed use development consisting of office/professional, commercial, medium density and /or high density residential uses. The medical campus and/or office and commercial land uses shall take advantage of existing and projected traffic infrastructure, including the State Route 4 Bypass and Balfour Road frontages, with the intent of creating an employment center adjacent to a key regional transportation corridor. The higher density residential uses shall generally be located proximate to the office and commercial uses, with medium density residential uses generally located to the south and west of the Special Planning Area.

The suggested density and intensity of the mixed land uses is as follows:

East Site:

- Medical Office – up to 625,000 square feet of building area

West Site:

- Commercial /Office – up to 260,000 square feet, OR
- Medium- to High- to Very High-Density Residential – up to 25 units per acre, OR a combination of the above two uses.

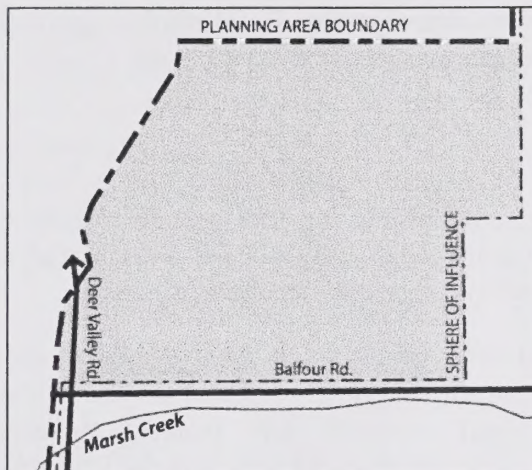
DESIGN OBJECTIVES:

- Develop a coordinated circulation system that provides access to the East site from both Balfour Road and Concord Avenue with no driveway openings directly onto the State Route 4. Bypass.
- Designate residential land uses to increase in density moving away from the planned or existing single-family residential neighborhood located to the west and towards the planned Medical/Commercial/Office uses within the planning area, and the Highway.
- Design buildings greater than two stories in a manner that minimizes obstruction of scenic views of Mt. Diablo and the foothills to the west.

Special Planning Area R

BACKGROUND

SPA R, consisting of approximately 615 acres, is bounded by Deer Valley Road on the west, Antioch city limits on the north, Brentwood city limits and the Shadow Ridge development on the east, and Balfour Road on the south. This area is located in the western portion of the Planning Area and is currently outside the City limits and the City's Sphere of Influence.



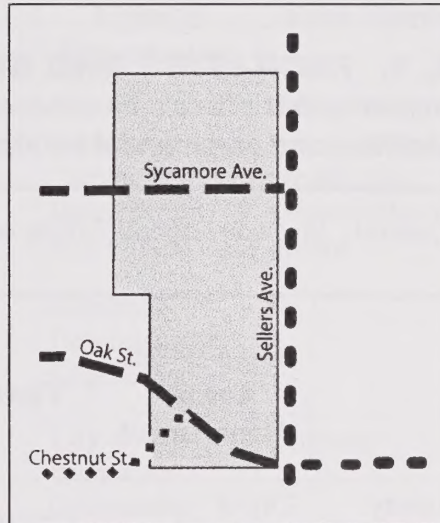
This area does not currently have land use designations, as that would be premature due to the need for future land use planning, and environmental analysis of this land.

Special Planning Area S

BACKGROUND

SPA S consists of approximately 93 acres, and is located generally east of future Garin Parkway, south of the Low Density Residential area which extends south of future Sand Creek Road, west of Sellers Avenue, and north of Chestnut Street. This area is located east of the City limits and is outside the City's Sphere of Influence.

The density range for this SPA shall be 0 to 2 dwelling units/acre with a midrange of 1 dwelling unit per acre. This area does not currently have land use designations, as that would be premature due to the need for future land use planning, and environmental analysis of this land.



Goals and Policies

The following goals, policies and implementation measures embody the direction of the City of Brentwood's future mix, density and intensity of land uses.

GOAL 1: FACILITIES AND SERVICES

A diverse, self-sufficient community that offers a broad spectrum of job opportunities, housing types, community facilities and commercial services.

Policy 1.1 City Development Control: Maintain responsible City control of development within the Planning Area.

	Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	1.1.1 Prezone: Work with property owners to pre-zone areas within the City's Sphere of Influence.	City of Brentwood Community Development Department	Ongoing	- General Plan Land Use Map (13) - Development Regulations (Zoning) (9)
	1.1.2 Annexation: Encourage early annexation of all lands within the City's Sphere of Influence, provided adequate services and facilities are available.	City of Brentwood Community Development Department	Ongoing	Intergovernmental Coordination (17)
	1.1.3 Boundary Agreements: Maintain existing boundary agreements with the City of Antioch, and develop an agreement with the City of Oakley.	City of Brentwood Community Development Department	Establish by Winter 2003 Ongoing	- Boundary Agreements (2) - Intergovernmental Coordination (17)
	1.1.4 Population Size: Designate land use in the Planning Area for a build-out population of approximately 75,000, not including the Urban Reserve areas, which may add population at some future date.	City of Brentwood Community Development Department	By Fall 2001 and review the General Plan every 5 years, and modify if necessary Ongoing	- Growth Management Element (14) - Development Regulations (Zoning) (9)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.1 City Development Control (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.1.5 Jobs/Housing Balance: Strive for a jobs/housing balance ratio of 1.5 jobs for each household to encourage community self-sufficiency and reduce commute trips and associated air pollution.	City of Brentwood Community Development Department Economic Development Department	Review every two years and modify the General Plan if needed	Development Regulations (Zoning) (9)
1.1.6 Contiguous Development: Require new development to be contiguous to existing development, whenever possible.	City of Brentwood Community Development Department	Ongoing	Development Review (10)
1.1.7 Zoning: Maintain a zoning map that is consistent with the General Plan.	City of Brentwood Community Development Department	Revise the Zoning Map within one month of General Plan Adoption Modify as needed thereafter	Development Regulations (Zoning) (9)

GOAL 1: FACILITIES AND SERVICES (continued)

Policy 1.2 Balanced Neighborhoods: Promote neighborhoods that provide a balanced mix of land uses and development types.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.2.1 Planned Developments/ Specific Plans: Utilize Special Planning Areas (SPAs), Planned Development (PD) Zoning or Specific Plans to implement and regulate development.	City of Brentwood Community Development Department	Ongoing	- General Plan Land Use Map (13) - Specific Plans (23) - Development Regulations (Zoning) (9)
1.2.2 Park/Open Space: Require adequate park, open space and recreational facilities within neighborhoods.	City of Brentwood Community Development Department Parks and Recreation Department	Adopt the Parks, Trails and Recreation Master Plan concurrently with the General Plan Ongoing	- General Plan Land Use Map (13) - Development Regulations (Zoning) (9) - Development Fee (8) - Parks, Trails and Recreation Master Plan (19)
1.2.3 Neighborhood Uses: Encourage neighborhood development that includes convenience commercial uses and school uses but restrict the amount of retail strip development, particularly development that would compete with the Downtown.	City of Brentwood Community Development Department	Ongoing	- Development Regulations (Zoning) (9) - Design Guidelines (6)
1.2.4 Child Care: Encourage the development of childcare facilities within commercial and residential areas to serve neighborhoods.	City of Brentwood Community Development Department	Ongoing	Development Regulations (Zoning) (9)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.2 Balanced Neighborhoods (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.2.5 Pedestrian Links: Incorporate safe and direct pedestrian linkages in the design and development of residential areas to school sites, parks and community activity centers.	City of Brentwood Community Development Department, Parks and Recreation, Engineering, Brentwood Union School District (BUSD), Liberty Union High School District (LUHSD)	Adopt the Parks, Trails and Recreation Master Plan concurrently with the General Plan Ongoing	▪ Development Review (10) ▪ Parks, Trails and Recreation Master Plan (19) ▪ Intergovernmental Coordination (17)
1.2.6 Institutional Land Uses: Provide for an adequate amount of institutional land uses to meet the social, economic, cultural, spiritual, recreational and educational needs of Brentwood residents and visitors.	City of Brentwood Community Development Department, Parks and Recreation, Public Works, Police, BUSD, LUHSD, East Diablo Fire District	Ongoing	▪ General Plan Land Use Map (13) ▪ Development Regulations (Zoning) (9) ▪ Intergovernmental Coordination (17)

GOAL 1: FACILITIES AND SERVICES (continued)

Policy 1.3 Community Design: Ensure that new development is designed to promote convenient, comfortable, and safe pedestrian use.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.3.1 Transit Oriented Development: Encourage new development that is convenient to bus or future passenger rail transit lines (e.g. BART service) in order to reduce automobile dependence.	City of Brentwood, Tri Delta Transit, BART, Union Pacific RR	Ongoing	▪ Development Review (10) ▪ Intergovernmental Coordination (17)
1.3.2 Balanced Development: Strongly encourage residential development in the City in a balanced and efficient pattern that reduces sprawl, preserves open space and creates convenient connections to other land uses.	City of Brentwood Community Development Department	Ongoing	▪ General Plan Land Use Map (13) ▪ Development Regulations (Zoning) (9) ▪ Design Guidelines (6) ▪ Capital Improvements Program (4)
1.3.3 Design Standards: Adopt and apply design guidelines that require high quality design for nonresidential land uses.	City of Brentwood Community Development Department	Ongoing	▪ Design Guidelines (6) ▪ Development Review (10)
1.3.4 Gateways and Entrances: Improve the appearance of major entrances into Brentwood with landmark entry features, such as signs and gateways, which enhance the sense of community and provide a positive City image.	City of Brentwood Community Development Department	Ongoing	▪ Design Guidelines (6) ▪ Development Review (10) ▪ Development Regulations (Zoning) (9) ▪ Capital Improvements Program (4)
1.3.5 Buffers between Communities: Maintain and/or establish buffers and open space edges between Brentwood and the neighboring cities of Oakley and Antioch.	City of Brentwood Community Development Department	Establish by December 2002 and implement on an ongoing basis	▪ General Plan Land Use Map (13) ▪ Intergovernmental Coordination (17)

GOAL 2: QUALITY RESIDENTIAL

A high quality residential environment that positively contributes to the special, small town atmosphere of Brentwood.

Policy 2.1 Compatible Neighborhoods: Promote compatibility between and within new and existing neighborhoods.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.1.1 Design Standards: Apply design standards regulating setbacks, landscaping, screening and architectural style to new residential development and rehabilitation projects.	City of Brentwood Community Development Department	Ongoing	▪ Development Regulations (Zoning) (9) ▪ Design Guidelines (6)
2.1.2 Density Transition: In order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents, it shall be City policy: a) to locate lower residential densities adjacent to open space, areas of agricultural use and existing lower density residential areas; b) to locate higher residential densities in proximity to employment activity centers; and c) to require buffer lots in new residential developments that abut or face existing large residential lots as follows: 1. <i>lot sizes within new development shall be compatible with lot sizes in adjacent existing development</i>	City of Brentwood Community Development Department	Ongoing	▪ Development Regulations (Zoning) (9) ▪ Design Guidelines (6)

GOAL 2: QUALITY RESIDENTIAL (continued)**Policy 2.1 Compatible Neighborhoods (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.1.2 Density Transition (continued) 2. <i>proposed lots facing or abutting existing residential lots zoned Ranchette Estate (RE) or of one acre or more shall have a minimum area of 20,000 square feet</i> 3. <i>proposed lots facing or abutting existing residential lot sizes of one-half acre but less than one acre shall have a minimum area of 10,000 square feet</i> 4. <i>no more than two buffer lots shall abut an existing large lot</i> 5. <i>the Zoning Ordinance shall be amended to include standards for the design of new two-story dwelling units on lots that serve as buffer areas adjacent to existing large residential lots and</i> 6. <i>buffering shall include open space, trails, greenbelts, pasture land or any other compatible use.</i> d) at the discretion of the Planning Commission during the tentative subdivision map review process, the density transition policy may be modified, following the adoption of specified findings, under the following circumstances:		Ongoing	▪ Development Regulations (Zoning) (9) ▪ Design Guidelines (6)

GOAL 2: QUALITY RESIDENTIAL (continued)**Policy 2.1 Compatible Neighborhoods (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.1.2 Density Transition (continued) 1. <i>When the adjacent property has a land use and/or zoning designation that would enable the future subdivision of the adjacent property into lots of a size similar to those planned in the proposed subdivision, even though the property owner has no present intentions to subdivide their property.</i> 2. <i>When the adjacent property owner is or will be separated by at least 120 feet of right-of-way or a proposed arterial street that includes a 30 foot wide parkway.</i> 3. <i>When the adjacent property is separated by a natural or man-made barrier (i.e., a creek, streambed, river, drainage basin, canal or similar passageway).</i> When there is a proposal to deviate from the density transition policy, the developer shall make a good faith effort to acquire a letter from all neighboring and/or affected parcel owners outlining their positions, either in favor of or in opposition to the modification in the density transition policy. Any Planning Commission approved exceptions to this policy shall necessitate review and approval of the entire Tentative Subdivision map by the City Council.			

GOAL 2: QUALITY RESIDENTIAL (continued)**Policy 2.1 Compatible Neighborhoods (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.1.3 Density Calculation: Calculate residential densities by gross acre, as outlined in the Land Use Plan Categories section of this Land Use Element.	City of Brentwood Community Development Department	Ongoing	Development Regulations (Zoning) (9)
2.1.4 House Sizes: Analyze the issue of large house sizes, with respect to minimum setbacks and to lot coverage, and develop appropriate regulations or guidelines based on the analysis.	City of Brentwood Community Development Department	Conduct analysis within 18 months of General Plan Adoption Ongoing	- Development Regulations (Zoning) (9) - Design Guidelines (6)
2.1.5 Residential Amenities: Create residential areas in Brentwood that include innovative designs which are linked with bikeways and pedestrian trails, commercial centers and transit stops.	City of Brentwood Community Development Department and Parks and Recreation Department Tri Delta Transit	Adopt the Parks, Trails and Recreation Master Plan concurrently with the General Plan Ongoing	- Design Guidelines (6) - Specific Plans (23) - General Plan Bikeways and Trails Map (12) - Parks, Recreation and Trails Master Plan (19) - Intergovernmental Coordination (17)

GOAL 2: QUALITY RESIDENTIAL (continued)

Policy 2.2 Residential Mix: Maintain Brentwood's predominant land use of single family residential, while providing for a mix of housing types and affordability levels throughout the community.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.2.1 Larger Lot Single Family: Utilize the General Plan and Zoning Ordinance to provide for large lot single-family residential development.	City of Brentwood Community Development Department	Ongoing	Development Regulations (Zoning) (9)
2.2.2 Location of Higher Density: Locate medium and high density residential development near activity centers.	City of Brentwood Community Development Department	Ongoing	- General Plan Land Use Map (13) - Development Regulations (Zoning) (9) - Specific Plans (23)
2.2.3 Housing Variety: Provide for a variety of residential products through the Zoning Ordinance, including senior, low income, rural and estate housing to accommodate the housing needs of all segments of the City's population. (See Housing Element.)	City of Brentwood Community Development Department	Revise the Zoning Map within one month of General Plan adoption, and modify as needed thereafter	- General Plan Land Use Map (13) - Development Regulations (Zoning) (9)
2.2.4 Density Requirements: Ensure that residential developments meet the minimum density requirement stipulated on the land use map in order to ensure that Brentwood has an ample number of housing units to meet all of its housing needs.	City of Brentwood Community Development Department	Ongoing	- Development Review (10) - Development Regulations (Zoning) (9)

GOAL 3: ECONOMIC VITALITY

A diversified mix of strong retail centers, service commercial activities, manufacturing enterprises and high-paying employment opportunities that contribute to Brentwood's economic well-being. (See Economic Development Element.)

Policy 3.1 Downtown Focus: Maintain the Downtown as the community's dominant commercial, civic and cultural center.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.1.1 High Activity Uses: Retain and encourage an intensification of retail, office and entertainment uses in the Downtown. Direct the City's office, civic and cultural uses to locate Downtown and emphasize the integration of these high-activity uses.	City of Brentwood Community Development and Economic Development Departments	Ongoing	▪ Capital Improvement Program (4) ▪ Redevelopment Plan (21) ▪ Development Regulations (Zoning) (9) ▪ Development Review (10)
3.1.2 Specific Planning Area: Designate Downtown as a Specific Planning Area to strengthen the downtown as a destination point, provide special planning attention to the city core and ensure that development occurs according to design guidelines and land use standards.	City of Brentwood Community Development and Economic Development Departments	Ongoing	▪ Specific Plans (23) ▪ Development Regulations (Zoning) (9) ▪ Design Guidelines (6)
3.1.3 Urban Design Framework: Create an urban design framework to strengthen the physical form of Brentwood's Downtown.	City of Brentwood Community Development Department, Engineering Department	Ongoing	▪ Design Guidelines (6) ▪ Development Review (10)
3.1.4 Destination Point: Promote Downtown Brentwood as a destination point for City residents and visitors to the City.	City of Brentwood Economic Development Department	Ongoing	▪ Economic Development Strategy (11)

GOAL 3: ECONOMIC VITALITY (continued)**Policy 3.1 Downtown Focus (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.1.5 Streetscape, Landscaping and Design: Create streetscape, landscaping and design standards that will help enhance the character and create a sense of identity for the Downtown.	City of Brentwood Community Development Department	Prepare a Specific Plan by October 2003 and implement on an ongoing basis	▪ Development Regulations (Zoning) (9) ▪ Design Guidelines (6) ▪ Specific Plans (23)
3.1.6 Architectural and Historical Significance: Inventory, designate, and protect potential sites and structures of architectural, historic and cultural significance within the Downtown.	City of Brentwood Community Development Department	Create inventory by January 2003 Designate and protect potential sites on an ongoing basis thereafter	▪ Historic Preservation Program (16) ▪ Specific Plans (23) ▪ Development Regulations (Zoning) (9) ▪ Development Review (10)
3.1.7 Redevelopment Plan: Implement the Redevelopment Plan in order to achieve its revitalization objectives for the Downtown.	City of Brentwood Economic Development, Community Development, Engineering, and Finance Departments	Ongoing Amend plan as needed	▪ Redevelopment Plan (21) ▪ Downtown Specific Plan (23)

GOAL 3: ECONOMIC VITALITY (continued)

Policy 3.2 Regional Commercial (Retail): Establish inviting and attractive regional commercial centers that are exceptionally well designed.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.2.1 Locations: Concentrate regional commercial development along the State Route 4 Bypass at (1) Balfour Road, (2) Sand Creek Road and (3) in the areas between Sand Creek Road and Lone Tree Way.	City of Brentwood Community Development Department	Review the General Plan every 5 years and modify as needed Ongoing	- General Plan Land Use Map (13) - Development Regulations (Zoning) (9)
3.2.2 Large Parcels Reserve: Reserve large parcels within the Regional Commercial areas for regional commercial uses.	City of Brentwood Community Development Department and Economic Development Staff	Review the General Plan every 5 years and modify as needed Ongoing	General Plan Land Use Map (13)

Policy 3.3 Existing Retail Centers: Strongly encourage rehabilitation and redevelopment of existing shopping centers at those locations where a dominant retail use is still likely to be viable. Encourage conversion to non-retail uses at those locations with obsolete retail space, limited opportunity for future viable retail uses, or both.

Policy 3.4 Superior Commercial Design: Strongly encourage exceptionally high quality, innovative and unique new commercial development throughout the City that meets the existing and future needs of Brentwood residents and visitors.

GOAL 4: EMPLOYMENT OPPORTUNITIES

A variety of employment opportunities in Brentwood provided by adequate areas for industrial, commercial and office land use.

Policy 4.1 Minimize Impacts: Minimize and mitigate industrial development impacts on adjacent land.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
4.1.1 Compatibility: Prohibit uses that have significant adverse impacts on the surrounding neighborhood.	City of Brentwood Community Development Department	Review on an ongoing basis and revise Zoning Ord. if necessary	▪ Development Regulations (Zoning) (9) ▪ CEQA Review (3) ▪ Development Review (10)
4.1.2 Performance Standards: Establish performance standards for industry.	City of Brentwood Community Development Department	Establish written standards by June 2002 and apply standards on an ongoing basis	▪ Development Regulations (Zoning) (9) ▪ Development Review (10)
4.1.3 Agricultural Support: Ensure that adequate land is available for agricultural support uses.	City of Brentwood Community Development Department	Review the General Plan Land Use Map every two years and modify if needed Ongoing	▪ General Plan Land Use Map (13) ▪ Development Regulations (Zoning) (9)

GOAL 4: EMPLOYMENT OPPORTUNITIES (continued)

Policy 4.2 Small Scale Office/Industry: Allow for small-scale office and industrial uses within the Planning Area.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
4.2.1 General Plan and Zoning: Provide General Plan classifications and zoning that allow the development and operation of smaller office complexes and industrial uses, and designate appropriate sites.	City of Brentwood Community Development Department	Monitor on an ongoing basis and revise the General Plan and/or the Zoning Map as necessary	▪ General Plan Land Use Map (13) ▪ Development Regulations (Zoning) (9)

GOAL 4: EMPLOYMENT OPPORTUNITIES (continued)

Policy 4.3 Office Campuses, Business Parks, Industrial Parks: Encourage the location of high quality, professional office campuses, business parks, and industrial parks along with related mixed-use development, where appropriate within the City.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
4.3.1 Office Location: Concentrate major office uses along the State Route 4 Bypass near the Lone Tree Way, Balfour Road, Walnut Boulevard, and Marsh Creek Road interchanges.	City of Brentwood Community Development and Economic Development Departments	Ongoing	- General Plan Land Use Map (13) - Development Regulations (Zoning) (9)
4.3.2 Industry Location: Concentrate most industry along major transportation routes such as State Route 4, the State Route 4 Bypass and along portions of the Union Pacific Railroad corridor.	City of Brentwood Community Development and Economic Development Departments	Ongoing	- General Plan Land Use Map (13) - Development Regulations (Zoning) (9)
4.3.3 Design Standards: Ensure that the development of business parks includes orderly land planning, high quality architectural and landscape design, integrated communication and technology infrastructure, building flexibility, and diverse amenities and environmental controls.	City of Brentwood Community Development and Economic Development Departments	Review the Zoning Ord. on an ongoing basis and revise as needed	- Development Regulations (Zoning) (9) - Development Review (10) - Design Guidelines (6)
4.3.4 Regional Employment Centers: Create employment centers in Brentwood with high concentrations of jobs that will draw employees from neighboring communities throughout the East Bay region.	City of Brentwood Economic Development Department	Ongoing	- General Plan Land Use Map (13) - Economic Development Strategy (11)

Policy 4.4 Medium Industrial Uses: Set aside sufficient land in the northeast area of Brentwood for intensive industrial uses to retain and attract a diverse mix of industrial enterprises and expand available employment opportunities.

GOAL 5: NATURAL ENVIRONMENT***A high quality natural environment in Brentwood.*****Policy 5.1 Habitat Areas:** Protect selected significant habitat areas for their ecological, educational, scenic and recreational values.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
5.1.1 Existing Areas: Preserve, enhance and restore selected existing natural habitat areas.	City of Brentwood Community Development, Parks and Recreation, Engineering Departments, County Flood Control, East Bay Regional Parks District	Utilize opportunities on an ongoing basis Complete Habitat Conservation Plan by December 2005 and implement the plan on an ongoing basis	▪ Development Review (10) ▪ Development Regulations (Zoning) (9) ▪ CEQA Review (3) ▪ Habitat Conservation Plan (15) ▪ Intergovernmental Coordination (17) ▪ Creek Restoration (5)
5.1.2 Natural Areas: Create new wildlife habitat areas in appropriate locations, which serve multiple purposes.	City of Brentwood, US Fish and Wildlife Service, California Department of Fish and Game	Ongoing Complete Habitat Conservation Plan within 4 years of General Plan Adoption	▪ Development Review (10) ▪ Development Regulations (Zoning) (9) ▪ CEQA Review (3) ▪ Habitat Conservation Plan (15) ▪ Creek Restoration (5)

GOAL 5: NATURAL ENVIRONMENT (continued)

Policy 5.2 Other Environmental Features: Protect those environmental features that make Brentwood an attractive and desirable place to live, work and visit.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
5.2.1 Scenic Resources: Preserve and protect scenic resources and elements in and around Brentwood, including natural habitat and scenery, such as views of Mount Diablo.	City of Brentwood and City of Antioch	Ongoing	▪ Development Review (10) ▪ Development Regulations (Zoning) (9) ▪ Design Guidelines (6) ▪ CEQA Review (3) ▪ Intergovernmental Coordination (17)
5.2.2 Natural Creeks: Preserve and restore natural creeks in Brentwood through a system of greenbelts that connect destination points and can be used for recreation and non-motorized circulation.	City of Brentwood, County Conservation District, East Bay Regional Parks District, ECCID	Ongoing	▪ Development Review (10) ▪ Development Regulations (Zoning) (9) ▪ CEQA Review (3) ▪ Creek Restoration (5) ▪ Intergovernmental Coordination (17)
5.2.3 Agricultural Lands: Protect agricultural land from urban development except where the General Plan Land Use Map has designated the land for urban uses.	City of Brentwood Community Development Department	Ongoing Establish local land trust within 12 months of General Plan Adoption	▪ Development Review (10) ▪ Development Regulations (Zoning) (9) ▪ Right-To-Farm Ordinance (22) ▪ CEQA Review (3) ▪ Agricultural Enterprise Program (1) ▪ Intergovernmental Coordination (17)
5.2.4 Ridgelines: Protect hillsides and ridgelines from urban development to maintain scenic view corridors and preserve an unspoiled natural setting in Brentwood.	City of Brentwood, City of Antioch, and Contra Costa County	Ongoing	▪ Development Review (10) ▪ Development Regulations (Zoning) (9) ▪ CEQA Review (3) ▪ Intergovernmental Coordination (17)

Summary of Implementation Mechanisms

These implementation measures relate to the last column of the previous table.

1. **Agricultural Enterprise Program.** The City has adopted an Agricultural Enterprise Program to help protect productive agricultural land and enhance the viability of the local agricultural industry. Program components include the establishment of a Brentwood Agricultural Land Trust, purchase of conservation easements, the establishment of transferable agricultural credits and operational support.
2. **Boundary Agreements.** These agreements identify specific development rules along a boundary shared by two or more municipal jurisdictions. The agreements relate to issues of mutual concern affecting the location and design of future development along the boundary line. Examples of issues addressed include protection of views and the configuration of community buffer areas.
3. **California Environmental Quality Act (CEQA) Review.** This is the state mandated environmental review process for proposed development. This review process entails an evaluation of how a proposed project will impact the environment. Depending on the extent and magnitude of anticipated impacts, different kinds of environmental studies are prepared to analyze the impact of projects and inform the public and decision-makers about the significance of development proposal's impact on the environment. As part of the CEQA review, measures are developed to prevent or minimize adverse impacts resulting from proposed projects. Examples of analyzed topics addressed through the CEQA review process include transportation, public services, and natural resources.
4. **Capital Improvements Program.** The Capital Improvement Program (CIP) is a compilation of the capital improvements planned for construction over the next five years. It includes cost estimates, the phasing of specific improvement and associated costs and methods with which specific improvement will be financed. The City conducts an annual review of the CIP and allocates money for transportation, infrastructure, and public facility improvements based upon available funding and existing priorities. The CIP also provides the basis for planning for funding of civic and community facilities.

5. **Creek Restoration.** Creek restoration involves participating with other agencies and organizations in efforts to enhance and restore creeks and waterways. These efforts include providing information, pursuing funding opportunities, supporting studies or assessments of existing creek conditions, watershed planning, securing buffers areas along creeks, bank stabilization to prevent erosion, removal of invasive vegetation and replanting native vegetation, water quality improvements, wildlife habitat improvements, and public recreation improvements.
6. **Design Guidelines.** The City's adopted non-residential design guidelines are a tool for ensuring that new development is compatible with the surrounding area and that it functions well for the community. The guidelines convey community design expectations, help provide visual continuity, and ensure high design quality. The guidelines are specific to Brentwood.
7. **Development and Redevelopment Incentives.** Providing development and redevelopment incentives to developers and property owners can influence good community design and encourage capital investment. Development and redevelopment incentives can be in the form of density and development intensity bonuses, or flexible development standards (i.e., reductions in parking requirements, height restrictions, setbacks, etc.) The City may grant incentives where they promote adherence to city objectives by providing desirable features, such as exceptional design, creative design of off-street parking, enhancements to public amenities, environmental benefits such as creek restoration, and other benefits to the community.
8. **Development Fees.** The City has adopted a development fee program to fund public facilities and infrastructure necessary to meet service standards and protect public health and safety.
9. **Development Regulations.** The development regulations, primarily the zoning regulations and subdivision ordinance, provide the standards for development, prescribe allowable uses, contain specific incentive provisions, and include other standards and procedures related to requirements for approval of development projects.
10. **Development Review.** This is the process which the City uses to assess conformance with development regulations, conduct CEQA review, and route development proposals through City departments and affected public agencies for comments. The review process identifies the impacts of new development on the demand for

services, public facilities, and infrastructure and includes the development of project-specific mitigation measures and other mechanisms to help finance needed improvement. Through this process the City assesses the public safety features included in the design of proposed development projects. All projects, including public-sponsored projects, are reviewed for consistency with the General Plan and other development regulations as early as possible in order to minimize wasted effort on projects deemed not to be in conformance.

- 11. Economic Development Strategy.** The City of Brentwood's Economic Development Strategy is a plan to attract and retain high quality industry and job generating uses in the City.
- 12. General Plan Bikeways and Trails Map.** The General Plan Bikeways and Trails Map indicates the existing and future locations of bikeways and trails in the City of Brentwood. The map illustrates plans for a complete linked trails system in Brentwood, with linkages to parks and schools. This system will help to create and maintain a walkable environment that is conducive to alternative modes of transportation.
- 13. General Plan Land Use Map.** The General Plan Land Use Map indicates the locations of future development and growth as well as the density and intensity of this growth. This is critical information in terms of planning for circulation systems within the City, since it is necessary to link future circulation needs with Brentwood's projected future growth patterns.
- 14. Growth Management Element.** The Growth Management Element designates methods of ensuring that public facilities and services, including transportation infrastructure, keep pace with future development within the City of Brentwood.
- 15. Habitat Conservation Plan.** A Habitat Conservation Plan helps to ensure that development activities do not disturb valuable natural resources and designated habitat conservation areas. These plans specify methods for protecting habitat areas and set forth mechanisms to allow development to continue without permanently degrading the conditions needed for wildlife and protected species to survive and prosper over time.
- 16. Historic Preservation Program.** An Historic Preservation Program works to preserve historically significant structures in the City of Brentwood and also facilitates restoration and rehabilitation of structures and buildings to a former conditions. Historic

Preservation helps to retain Brentwood's unique community character.

- 17. Intergovernmental Coordination.** The City coordinates with adjacent jurisdictions, including adjacent cities, Contra Costa County, Caltrans, Tri Delta Transit, and other applicable local, state, and federal agencies and organizations to ensure that development occurs in an orderly, legal fashion and that public services and utilities keep pace with future growth and development in Brentwood.
- 18. Master Infrastructure Plan.** The Master Infrastructure Plan identifies existing needs and future facility requirements to accommodate growth and coordinate construction of necessary facility improvements.
- 19. Parks, Trails and Recreation Master Plan.** The Parks, Trails and Recreation Master Plan sets a framework for future parks, trails and recreation facilities in the City of Brentwood based on the existing facilities and projected future needs. The Master Plan also helps to create integrated parks, trails, and recreation systems throughout the City.
- 20. Performance Standards.** Performance standards set forth how new development projects should operate once completed to ensure that they do not negatively affect surrounding existing uses in terms of noise, traffic, lighting, and other potential adverse impacts.
- 21. Redevelopment Plan.** The City has adopted a redevelopment plan to eliminate blight, upgrade public facilities and utilities, and assist low- and moderate-income households. The redevelopment plan enables the City to generate additional revenue to address existing capital facility and infrastructure needs.
- 22. Right to Farm Ordinance.** The City's adopted right to farm ordinance preserves and encourages agricultural land use and operations in the City of Brentwood and works to reduce the occurrence of conflicts between agricultural and nonagricultural land uses and to protect public health. One purpose of this ordinance is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed a nuisance.
- 23. Specific Plans.** Certain geographic areas need to be planned comprehensively, but in more detail than can be accomplished

through the general plan. A specific plan provides an implementation tool that integrates land use, design, transportation, and utilities to produce a comprehensive strategy for development of a defined area.

HOUSING
ELEMENT

SETTING



HOUSING ELEMENT

Updated 1998

HOUSING ELEMENT

SETTING

Many Californians with average or less than average incomes can find it difficult to secure adequate housing that they can afford. Since the early 1980s, the problem of finding adequate housing for lower income groups has been compounded by high housing costs, lack of readily developable land in many communities, and the decreased ability of the State and Federal governments to fund housing programs.

In response, the State of California requires each city and county to analyze local housing needs, and provide a realistic set of programs to meet those needs. The State housing policy that sets forth this requirement includes the following:

- a. *"... The availability of housing is of vital State-wide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65580, State of California Government Code.)*
- b. *"... The early attainment of this goal requires cooperative participation of government and private sector in an effort to expand housing opportunities and to accommodate the housing needs of Californians of all economic levels." (Ibid.)*
- c. *"... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community." (Ibid.)*
- d. *"... in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments*

and the State in addressing regional housing." (Ibid.)

Thus, the City of Brentwood is required to:

- identify and analyze the current and projected housing needs of "all economic segments of the community;"
- evaluate current and potential constraints to meeting those needs, due both to marketplace and government operations;
- assess the availability of land suitable for residential use and opportunities for energy conservation in residential development; and
- set forth objectives, policies, and programs to meet identified housing needs, and to remove governmental and non-governmental constraints on the production of housing.

Housing has been and will continue to be one of the basic needs that must be accommodated within the City of Brentwood. The purpose of the Housing Element is to ensure that adequate provisions are made for meeting the housing needs of all economic segments of the community. The Brentwood Housing Element has been prepared in accordance with the requirements of State law (Article 10.6 of the Government Code, Sections 65580 through 65589.5).

FORMAT OF THE HOUSING ELEMENT

The Brentwood Housing Element is organized into four Sections.

Section one provides an introduction to the Brentwood Housing Element. It describes the purpose and process of the Housing Element, and summarizes the format of this document. It also describes the public participation process which was used to update the Element, and describes the Housing Element's consistency with the balance of the General Plan.

The second section presents housing goals, policies, and action programs necessary to address the

housing needs of existing and future residents of the City. While goal and policy statements are general in nature, the housing programs are specific actions necessary to achieve the goals and policy statements adopted in principle. The City's quantified objectives for construction, rehabilitation, and preservation follow the discussion of housing actions.

The third section includes a discussion of the appropriateness and effectiveness of the previously prepared Housing Element (adopted in 1983), and the City's progress in implementing the goals and policies of the previous Element. Also included in this section is a discussion of the issues which led to the 1998 Housing Element update.

Part four of the Housing Element provides a detailed analysis of housing needs, resources, and constraints in the City of Brentwood. Included in this analysis is an inventory of population, households, and housing characteristics, and an analysis of housing constraints - those factors which serve as barriers to the construction of affordable housing. These include both governmental and market constraints to the production of housing. Also included in this chapter is a discussion of the availability of land for future residential growth.

HOUSING ELEMENT APPENDICES

The Housing Element Appendices include:

- Appendix B: Definitions of Housing Element terms;
- Appendix C: Worksheet used by the State Department of Housing and Community Development (HCD) in its review of Housing Elements;
- Appendix D: Forecasting methodology developed by the Association of Bay Area Governments (ABAG);
- Appendix E: Methodology used to calculate "overpayment" for housing; and
- Appendix F: Low Income Concentration Study and Supplement.

HOUSING ELEMENT UPDATE PROCESS

During the 1992 update of the Housing Element, the City of Brentwood received input from the community, Planning Commission, and City Council at a study session and public hearings. The Brentwood News, a local newspaper, provided information regarding the Element and advertised the dates of the public hearings. Notification of public hearings was sent to a variety of local housing advocacy groups, including the Rural California Housing Corporation, Committee Regional Campesina, and the United Council of Spanish Speaking Organizations. In addition, the City worked closely with the City's Redevelopment Commission to ensure the coordination of efforts to maximize opportunities to assist in the provision of affordable housing. The Redevelopment Agency's housing goals and programs have been included in this element.

A key source of input for the 1998 Housing Element update was the formation and participation of a Task Force which was appointed by the City Council. Task Force members included local residents and business people, a market rate housing developer, an affordable housing developer, advocates from the local low income community, an expert in real estate finance, representatives of the City's Economic Development Committee and Neighborhood Committee, a Planning Commission member, and a City Council member.

The Housing Element Task Force was responsible for identification of housing-related issues affecting the City of Brentwood, defining recommended strategies for resolution of these issues, and for review of the proposed Housing Element prior to initiating formal public hearings.

Continued citizen participation will assist the City's housing program, and is encouraged when the Housing Element is being reviewed, updated, and/or evaluated. Annually, City staff will report on the progress made during the previous year to achieve the goals of the Housing Element. This report will be presented at a Planning Commission public hearing to provide the Commission and community with information regarding the attainment of annual goals, and also to make any necessary

recommendations regarding further actions needed to achieve the goals.

GENERAL PLAN CONSISTENCY

In updating its General Plan in 1993, the City maintained internal consistency among each of its elements. The Housing Element's goals, policies, and actions are linked to those of the Land Use Element and the Circulation Element so that the elements of the plan are integrated and supportive of one another. As the General Plan is modified over time, the City will monitor any adjustments made to and of the various elements, and will amend the General Plan as necessary to ensure that this internal consistency is maintained.

As part of the 1998 Housing Element update, a review was undertaken as to the effect of revised and new policies and actions on the internal consistency of the General Plan. The primary result of this review was an understanding that several modifications to the Land Use Element's proposed land use map were needed. These proposed revisions are reflected in Action Program 3.5.1. No other revisions to the General Plan are needed to maintain its internal consistency.

GOALS AND POLICIES

The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community can adequately be met. The housing goals and policies that the City of Brentwood will follow, as well as the actions that the City will undertake to meet its housing needs, are discussed in this section. A summary of actions, including designation of a funding source, responsible agency, and time frame for implementation are also discussed.

In evaluating the prior element, the City has analyzed the programs it undertook, and understands the reasons why it was more successful in implementing some programs than others. Accordingly, the City has included in this element actions which it believes can successfully be implemented and best reflect the areas where the dedication of the City's limited resources will have the most benefit. In addition, a review of the past Housing Element identified a need to add a new goal -- an equitable distribution of housing for all economic groups throughout the community -- along with new policies and action programs.

The housing goals of the City of Brentwood are presented below together with policies and action programs for each goal.

GOAL 1 -HOUSING: Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Brentwood residents.

POLICY 1.1 - Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents.

Action Programs: **1.1.1 - Annual Evaluation:** Conduct an annual evaluation of the City's inventory of available sites, and take appropriate action to ensure an ongoing supply of available sites at appropriate densities to meet projected housing needs.

1.1.2 - Second Unit/Accessory Units: Continue to encourage the use of second units in single-family residential areas in meeting the City's low- and moderate- income housing objectives. The second unit should neither adversely affect nor alter the character of the surrounding single-family neighborhood.

POLICY 1.2 - Ensure the supply of safe, decent and sound housing for all residents.

Action Programs: **1.2.1 - Monitor At-Risk Projects:** One year prior to each required Housing Element update, determine the status of financial incentives for assisted housing projects to determine whether income restrictions on such projects are “at risk” of being lifted, thereby terminating the “affordability” of the project. Where assisted housing projects are “at risk,” develop strategies to preserve their affordability.

1.2.2 - Housing Rehabilitation Program: Assist applicants in accessing home rehabilitation loans for low- and moderate-income housing, and self-help housing projects.

1.2.3 - Community Education Regarding the Availability of Rehabilitation Programs: Educate and inform very low and low-income households and other special needs groups of available rehabilitation programs through neighborhood and community organizations, and through the media.

1.2.4 - Housing Condition Survey: Maintain a current housing condition survey of all housing units within the City. This survey should include number of units in need of rehabilitation or replacement.

1.2.5 - Rental Rehabilitation Program: Provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation.

POLICY 1.3 - Provide incentives for water conservation measures in new housing.

Action Programs: **1.3.1 - Water Conservation Program:** Continue implementation of the City's water conservation program. The program promotes the use of water conservation devices in existing structures, and including use of low-flow toilets and shower heads, and water-conserving landscaping.

GOAL 2 - AFFORDABILITY: Provide housing that is affordable to all segments of Brentwood's population.

POLICY 2.1 - Actively pursue and support the use of available County, state, and federal housing assistance programs.

Action Programs: **2.1.1 - Affordable Housing Catalog:** Explore and catalog the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. All available local, state, federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued.

POLICY 2.2 - Assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing.

Action Programs:

2.2.1 - Partnership Program: The City will meet regularly with non profit, private and other public entities to examine opportunities for cooperative efforts to expand the City's supply of affordable housing.

2.2.2 - Support Non-Profit Housing Sponsors: Support non-profit corporations in their efforts to make housing more affordable to lower and moderate-income households. This effort will include supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.

POLICY 2.3 - Review and modify all standards and application processes to ensure that none act to constrain the production of affordable units.

Action Programs:

2.3.1 - Streamline Application Process: Continue efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications.

2.3.2 - Density Bonus Ordinance: Monitor statutory requirements for municipal Density Bonus requirements.

2.3.3 - Density Bonus: Grant density bonuses for the provision of affordable housing units as required by state law.

2.3.4 - Priority Building Inspections for Affordable Housing Projects: The City will give priority to low and very low income housing projects for building inspections carried out during various stages of the construction process.

GOAL 3 - EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING: Achieve and maintain an equitable distribution of housing for all economic groups throughout the community.

POLICY 3.1 - Facilitate the integration of new lower income households into the fabric of the community, avoiding, where feasible, identifying housing developments or portions of a development as being restricted to "very low," "low," or "moderate" income households.

Action Programs:

3.1.1 - Community Education: Undertake a program to educate the community about annual incomes for typical occupations and the equivalent "buying power" of these incomes in today's housing market. As part of this program, ensure that the community is aware of the income ranges of "very low," "low," and "moderate" incomes, and of the typical occupations that fall into these categories.

3.1.2 - Development Incentives: Maintain a package of incentives to facilitate development of housing intended for "very low," "low," and "moderate" income households in a manner which does not distinguish such "affordable" housing from "market rate" housing in the same area (see Action Programs 2.2).

POLICY 3.2 - Facilitate improvements within the eastern portion of the City as a means of making the area more attractive for market rate single-family development and encouraging future private economic Investment in the area.

Action Programs: **3.2.1 - Improvements within the Eastern Portion of the City:** Undertake an energetic effort using redevelopment and City resources to improve housing conditions and the desirability of the eastern portion of the City (defined as the area east of the rail line) for new residential development. Recommended improvements include the following:

- Focusing the City's housing rehabilitation efforts on the downtown and adjacent areas.
- Providing additional recreational opportunities.
- Providing community entry signage, landscaping, and other aesthetic improvements along the Brentwood Boulevard corridor.
- Working with the school district to open a new neighborhood elementary school in the eastern portion of the City.
- Working with the operators of the existing concrete batch plant to move to a more suitable industrial setting.
- Working with business owners at the northern entry to the City along Brentwood Boulevard to implement signage and building facade improvements, as well as to screen outdoor storage.

3.2.2 - Marketing Materials: Prepare marketing materials to be provided to the building industry, outlining opportunities for the development of single-family housing and small infill projects within the eastern portion of the City.

3.2.3 - Meet with Potential Developers: Actively seek out, and conduct an annual meeting with potential developers of infill sites as a means of generating interest on their part to undertake residential projects within the eastern portion of the City.

3.2.4 - Housing for Existing Very Low and Low Income Residents: Utilize CDBG funds and available federal, State, and local housing development programs to undertake development of a housing project for Brentwood's existing very low and low income households who are living in dwellings that are in need of replacement.

POLICY 3.3 -Manage new housing development within neighborhoods (defined as census block groups) exhibiting an over-concentration of lower income households based on the following criteria:

- Permit only such residential development as is consistent with City development policies and which does not have a specific, unmitigated adverse impact upon public health or safety.
- New multi-family development within neighborhoods exhibiting an over-concentration of lower income households is to be considered inconsistent with the General Plan Housing Element, except for new multi-family development with the area bounded on the north by Sycamore Avenue, on the south by Balfour Road, on the west by Brentwood Blvd., and on the east by Sellers Avenue; and if such a development fits within one of the following criteria:
 - Replaces existing blighted residences.
 - Provides new residences above nonresidential uses.
 - Provides new senior housing.

- New market rate and affordable single-family development within neighborhoods exhibiting an over-concentration of low income households is considered to be consistent with the General Plan Housing Element. Affordable housing projects will be eligible for density bonuses and other incentives set forth in the Housing Element.

Action Programs: **3.3.1 - Monitor the Concentration of Income Groups within the Community:** As census data becomes available, update the City's *Low Income Over-Concentration Study* as a means of monitoring progress toward achieving Goal 3, and to assist in the implementation of Policy 3.2.

3.3.2 - Develop an Ongoing Tool to Monitor Over-Concentration of Income Groups: Develop a statistical model to be used to provide annual reports on the distribution and possible over-concentration of very low and low income households within the Brentwood planning area.

POLICY 3.4 – Proactively encourage the development of affordable housing within the western portion of the City.

Action Programs: **3.4.1 - Additional Development Incentives for Affordable Housing within Areas not Experiencing an Over-Concentration of Lower Income Households:** Use voluntary incentives to encourage the production of affordable housing. Within neighborhoods that are not over-concentrated with very low and low income households, provide incentives for the production of affordable housing *in addition* to City density bonus incentives. Examples of such additional incentives include, but are not limited to the following:

- Higher than minimum required density bonuses. By treating the provision of affordable housing as an extraordinary community amenity, residential developments providing 10 percent of the total number of dwelling units at rates affordable to very low and low income households will be permitted the maximum allowable General Plan intensity. By ensuring the long term affordability of such dwelling units, an additional 25 percent density bonus over the General Plan maximum density can be provided.
- Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized.
- Cash equivalent incentives. For projects ensuring the long term affordability of affordable housing, additional monetary incentives such as deferral of fees until issuance of occupancy permits or sale, reduction in traffic impact fees, reduction in off-site improvement requirements, or other similar incentives, will be considered so as to ensure the project's economic feasibility.
- Ability to construct duplexes and triplexes on corner lots within single-family areas. City zoning and subdivision requirements will be modified to permit the construction of duplexes and triplexes on corner lots within single-family areas. By accomplishing this, affordable housing can be integrated into single-family neighborhoods.

3.4.2 - Monitor the Effectiveness of Voluntary Incentives and Adopt a Mandatory Inclusionary Housing Program if Needed: Monitor progress toward meeting the City's identified objectives for (1) producing housing for very low, low, and moderate income households, and (2) achieving an equitable distribution of housing for very low, low, and moderate income households throughout the community. If voluntary incentives prove to be inadequate to meet these objectives, adopt an inclusionary housing ordinance which would require that market rate housing projects within areas that are not over-concentrated with lower income households provide for or develop a portion of their projects so as to have monthly payments that are affordable to very low, low, and moderate income households. As part of this ordinance, automatically provide the development incentives

that were otherwise available on a voluntary basis.

POLICY 3.5 – Maintain an inventory of lands which equitably distributes low, medium, and high density residential development throughout the community.

Action Programs: **3.51 – Modifications to the City’s Adopted Land Use Plan:** Undertake the modifications to the General Plan Land Use Element outlined in Table 4 (also see Figure 5).

GOAL 4 – HOUSING OPPORTUNITIES: Provide equal housing opportunities for all residents of Brentwood.

POLICY 4.1 – Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Action Programs: **4.1.1 - Cooperative Association with Non-Profit:** Continue to refer cases and questions to the Pacific Community Services of Pittsburg, California for assistance.

POLICY 4.2 – Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farmworkers, the elderly, disabled, large families, and the homeless.

Action Programs: **4.2.1 - Housing Opportunities for Special Needs Groups:** Provide housing opportunities to meet the special housing needs of farmworkers, elderly, disabled, large families, and the homeless.

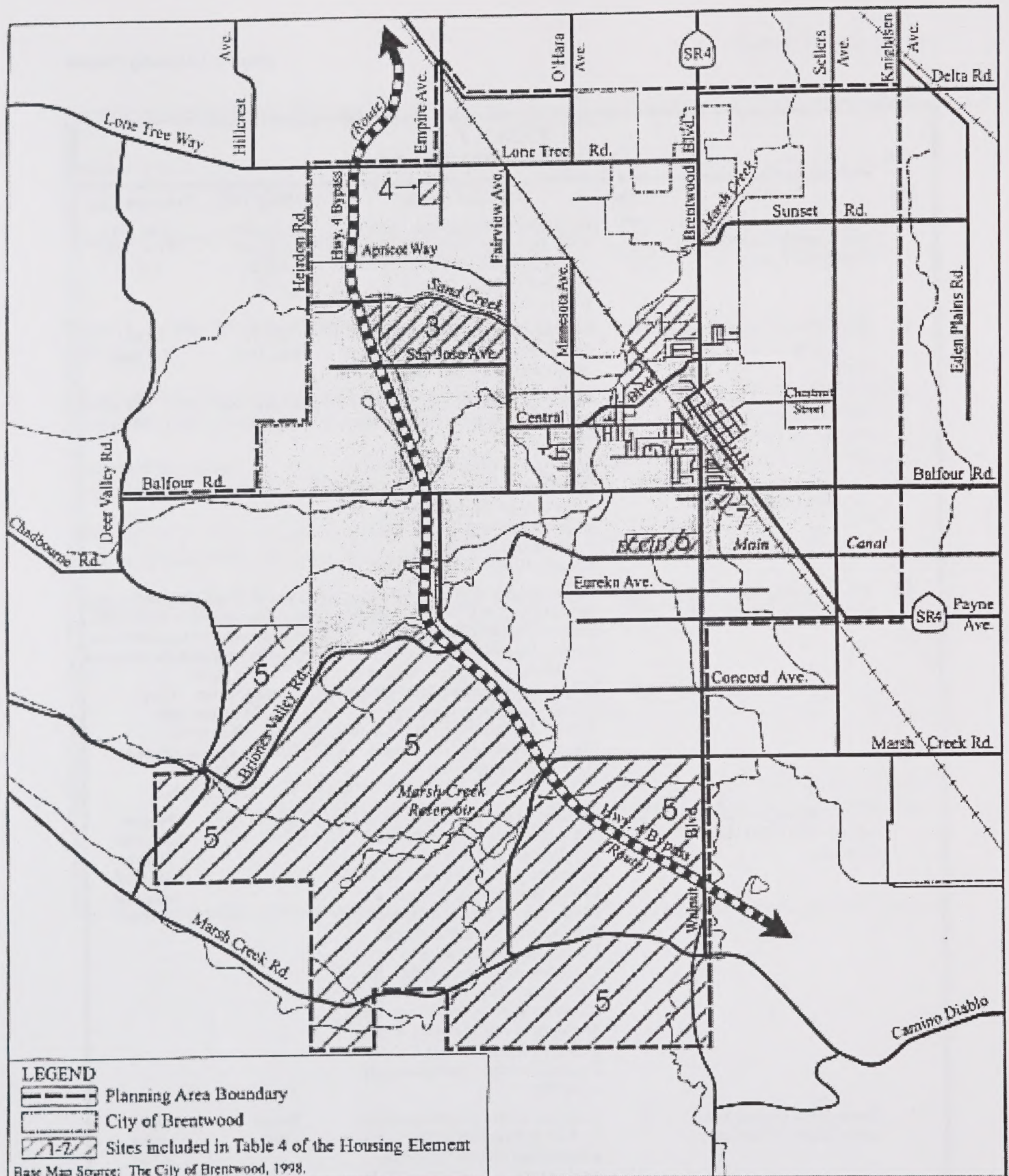
4.2.2 - Zoning for Homeless Shelters/Transitional Housing: Amend the Zoning Ordinance to reflect zoning districts where homeless shelters/transitional housing can be located.

4.2.3 - Coordination with agencies serving the Homeless: The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, and employment programs for the homeless.

TABLE 4
***LAND USE REVISIONS**

Site	Location	Acreage	Proposed Change	Existing Yield	Proposed Yield
1	SPA "B" on the west side of Brentwood Boulevard, along Sand Creek Road	106	Eliminate 38 acres of High Density and in favor of 35 acres of commercial development and 3 acres of Medium Density Residential Development. The area is currently <i>zoned</i> R-2.	23 ac. com. 15 ac. ind. 829 du	58 ac. com. 15 ac. ind. 264 du
2	SPA "C" on the west side of the rail line, north of Central Avenue	81	Designate 20 acres from Medium Density to High Density Residential. Area is currently <i>zoned</i> R-2.	683 du 5 ac. Park	833 du 5 ac. park
3	SPA "D" south of Sand Creek Road between the SR 4 bypass and Fairview Avenue	240	Modify the discussion of SPA D in the Land Use Element to reflect Rezone 94-2.	50 ac. reg. Com 1,095 du	50 ac. reg. com. 1,234 du
4	West side of Empire Avenue, south of Lone Tree Way	13	Designate 13 acres of Medium Density Residential land south of the Neighborhood Commercial land use designation to High Density Residential. Area is within PD-35.	104 du	201 du
5	SPA "J" in the southwestern portion of the planning area.	5,500	Incorporate into the General Plan's description of SPA "J" a description of the proposed land use mix of planned development, including at least 30 percent of the dwelling units being medium density and 10 percent of the dwelling units being high density. Affected lands are within the County's urban limit line. Area is currently unincorporated.	This would "place" the existing proposed land use mix in the General Plan, and would not change current estimates of residential development yields. 46 ac comm. Office 76 ac. bus. park 84 ac public 3,008 ac open space/roads 1,750 s.f. du. 3,476 m.f. du.	
6	West of Walnut Boulevard, north of the ECCID Main Channel	88	Require that development occur pursuant to approval of a Planned Development, and that, in order to exceed the mid-range density for Low Density Residential (3.0 du/ac), a minimum of 10 percent of the total dwelling units within the Planned Development be affordable to very low or low income households. In exchange for the provision of such affordable housing, future residential development will be eligible for all of the incentive programs set forth in the Housing Element. Area is currently <i>zoned</i> PEC.	264 du	36 acres bus. office 52 acres single family residential 260 du
7	South side of Balfour Road, east of Walnut Boulevard	8	Designate 8 acres of commercial land for 4 acres of Business Office and 4 acres of High Density Residential development. Area is within PD-16, and is planned for commercial use.	8 acres comm.	4 acres office 62 du

*Note: ac.= acres; com.= commercial; ind.= industrial; du = dwelling units; s.f.= single family; m.f.= multi-family



11/30/98(BIRE730/Housing etc. update)

Figure 5

Table 5 presents a summary of Housing Element actions discussed above, and identifies funding sources, responsible agencies, and time frames for each action.

EVALUATION OF THE 1983 HOUSING ELEMENT

INTRODUCTION

The existing Brentwood Housing Element was adopted by Brentwood in 1993. The State Housing Element Guidelines require that communities evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Housing Element,
- Progress in the implementation of the Housing Element, and
- Appropriateness of the Housing Element Goals, Policies, and Objectives.

EFFECTIVENESS OF THE 1983 HOUSING ELEMENT

This section evaluates the effectiveness of the Goals, Policies and Actions of the 1983 Housing Element. There were many factors that affected the City's ability to meet the goals established in 1983, including: the creation of new programs, the effects of the economy, the availability of state and federal funding, and staffing needs.

Since the adoption of the 1983 Housing Element, several programs and projects have been completed. Between 1983 and 1988, 636 units were constructed within the City which met 59 percent of the regional housing needs assessment for new construction. An additional 768 units were constructed during the 1988 and 1992 period. Based upon ABAG projected housing needs for 1988 to 1995 of 1,905 units, these additional units met 40 percent of the projected need.

In addition, the City has established its Capitol Investments Financing Program (CIFP) which is designed to accommodate an additional 3,000

dwelling units, and provides exemptions from its provisions for affordable housing. This program is discussed further in Section Three of this element.

In 1982, the City established a redevelopment agency and the Downtown project area. The Agency's second project area, North Brentwood, was created in 1991. The redevelopment program is being used to facilitate the development of affordable units in these two project areas of Brentwood. The Agency is using its tax increment funds to revitalize the two project areas through the installation of public improvements including, but not limited to, new streets, curbs, gutters, sidewalks, utility undergrounding, traffic signalization, landscaping, sewer, water and storm drainage system improvements, parks, public trail systems, recreation facilities, and school improvements.

Since receiving its first tax increment allocation in 1983-84, the Agency has consistently used these funds in a timely manner to implement the project area plans to upgrade public utilities for the benefit of existing low and moderate income households and to facilitate the development of additional affordable housing by reducing infrastructure costs. The following is a summary of the Agency's efforts to date:

1988-89

The Agency provided \$90,000 to hook-up existing dwellings in the downtown area to the water and sewer systems. It is estimated that 90 percent of the units in the area are occupied by low and moderate income households.

1990-91

The Agency allocated \$1.7 million for street improvements in the downtown area. This expenditure is estimated to yield a 60 percent benefit to the households in the area of which 75 percent are low and moderate income.

**TABLE 5
SUMMARY OF HOUSING ELEMENT ACTIONS**

Action	Program Intent	Funding Source	Responsible Agency	Time Frame
1.1 Provision of Adequate Housing Sites				
1.1.1 Evaluation of Available Sites	Maintain an inventory of available sites at appropriate densities.	General Fund	Planning Division, Planning Commission City Council	Ongoing with a comprehensive update one year prior to each required Housing Element update
1.1.2 Second Units/Accessory Units	Continue to encourage the use of second units in SF residential areas.	No cost to the City	Planning Division	Ongoing
1.2 Ensure the supply of safe, decent, and sound housing for all residents.				
1.2.1 Monitor At-Risk Projects	Identify at-risk projects one year prior to each required Housing Element update, and minimize the loss of existing affordable housing	CDBG	Planning Division, HUD, HCD	Ongoing
1.2.2 Housing Rehabilitation	Assist applicants in accessing rehabilitation loans	State Funds, CDBG	HCD, Planning Division	Ongoing
1.2.3 Community Education of on Rehabilitation Programs	Inform the public of available rehabilitation programs, enhancing the public's ability to use the programs.	CDBG	Planning or Building Division	Ongoing
1.2.4 Housing Condition Survey	Maintain current information on housing conditions within the City.	General Fund	Planning or Building Division	Ongoing with a comprehensive update one year prior to each required Housing Element update
1.2.5 Rental Rehabilitation Program	Provide financial assistance to owners of rental property to rehabilitate substandard units	HUD Rental Rehabilitation Funds, CDBG, HOME Funds	Planning Division	Ongoing
1.3 Provide incentives for water conservation measures in all housing.				
1.3.1 Water Conservation Program	Continue a water conservation program, reducing residential utility costs.	CDBG, General Fund	Public Works	Ongoing

Action	Program Intent	Funding Source	Responsible Agency	Time Frame
2.1 Actively pursue and support the use of available County, State, and federal housing assistance programs.				
2.1.1 Affordable Housing Catalog	Explore and catalog the variety of housing assistance programs that can be made available to Brentwood residents in order to facilitate their use of these programs.	General Fund	Planning Division	Ongoing with a comprehensive update one year prior to each required Housing Element update
2.2 Assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing.				
2.2.1 Partnership Program	Work with non-profit and private entities to facilitate cooperative efforts for the development of affordable housing .	Private resources, CDBG	Planning Division	Ongoing
2.2.2 Support Non-Profit Housing Sponsors	By supporting non-profit corporations in their efforts, increase the provision of affordable housing.	Private resources, General Fund, CDBG	Planning Division	Ongoing
2.3 Review and modify standards and application processes to ensure none act to constrain the production of affordable units.				
2.3.1 Streamline Application Process	Eliminate unnecessary costs arising from the length of time that is required to process residential development applications.	General Fund	Planning Division	Ongoing, annual review of permitting process
2.3.2 Density Bonus Ordinance	Ensure that the City complies with statutory requirements for providing density bonuses for affordable housing projects.	General Fund	Planning Division City Council	Ongoing
2.3.3 Density Bonus	Facilitate the provision of affordable housing, as well as its integration into new residential neighborhoods by granting density bonuses to market rate housing projects.	General Fund, Applicant	Planning Division, Planning Commission, City Council	Ongoing
2.3.4 Priority Building Inspections for Affordable Housing Projects	Facilitate the construction of very low and low income housing projects; reduce construction costs.	General Fund	Planning Division	Ongoing

Action	Program Intent	Funding Source	Responsible Agency	Time Frame
3.1 Facilitate the integration of new lower income households into the community.				
3.1.1 Community Education	Promote an understanding among residents of who lower income residents are, and how they contribute to the community.	General Fund	Planning Division	Complete materials by June 1999; ongoing thereafter
3.1.2 Development Incentives	Facilitate affordable housing that is indistinguishable from market rate housing.	General Fund, CDBG, Applicants	Planning Division, Planning Commission, City Council	Ongoing
3.2 Facilitate improvements in the eastern portion of the City making it more attractive for single family development and private investment.				
3.2.1 Improvements in the Eastern Portion of the City	Promote development of single family housing and private investment in the area.	Redevelopment funds, CDBG	Redevelopment Agency, Planning Division	Initiate improvement program in FY 1999-2000
3.2.2 Marketing Materials	Promote development of single family, market rate housing in the area.	Redevelopment funds	Redevelopment Agency	Complete materials by July 1999
3.2.3 Meet with Potential Developers	Create interest on the part of developers to invest in the eastern portion of the City.	General funds, redevelopment funds	Planning Division, Redevelopment Agency	Hold first meeting in 1999, annually thereafter
3.2.4 Very Low, Low Income Housing	Provide improved housing for existing very low and low income households in the City.	CDBG and redevelopment funds	Redevelopment Agency, Planning Division	1999
3.3 Management of new housing development within areas having an existing over-concentration of lower income households to reduce the over-concentration.				
3.3.1 Monitor Concentrations of Income Groups	Monitor progress toward goal of an equitable distribution of income groups throughout the community.	General Fund	Planning Division	Within six months of receiving census data
3.3.2 Develop a Tool for Monitoring Concentrations of Income Groups	Provide ongoing monitoring of progress toward goal of an equitable distribution of income groups throughout the community.	General Fund	Planning Division	Within one year of receiving Year 2000 census data

Action	Program Intent	Funding Source	Responsible Agency	Time Frame
3.4 Encourage the development of affordable housing in the western portion of the City.				
3.4.1 Additional Development Incentives	Promote an equitable distribution of new affordable housing by providing increased incentives for its development in new areas.	General, redevelopment, and CDBG funds.	Planning Division	Ongoing
3.4.2 Monitor the Effectiveness of Voluntary Incentives	Determine the effectiveness of voluntary incentives to meet identified needs for lower income housing.	General Fund	Planning Division	Ongoing
3.5 Maintain an equitable distribution of land for low, medium, and high density residential throughout the City.				
3.5.1 Modifications to the General Plan Land Use Element	Improve the distribution of land for low, medium, and high density residential development throughout the community.	General Fund	Planning Division, Planning Commission, City Council	Initiation of public hearings by FY 1999-2000
4.1 Encourage and support the enforcement of laws and regulation prohibiting discrimination in lending practices and in the sale or rental of housing.				
4.1.1 Cooperate with Non Profit Organizations	Continue referring cases and questions to Pacific Community Services to address and resolve discrimination issues.	Private Funds, General Fund	Planning Division	Ongoing
4.2 Assure the provision of housing opportunities to those residents with special housing needs.				
4.2.1 Housing Opportunities for Special Needs Groups	Provide housing opportunities for residents with special housing needs including farmworkers, elderly, disabled, large families, and the homeless.	General Fund, Private Resources	Planning and Building Division	Ongoing
4.2.2 Zoning for Homeless Shelters/Transition Housing	Amend the zoning code to identify the zoning districts within which shelters and transitional housing can be developed.	General Fund	Planning Division	January 1999
4.2.3 Coordination with Agencies serving the Homeless	Develop housing self-sufficiency for currently homeless people by working with appropriate agencies to develop housing and employment programs for the homeless.	FEMA, HUD, Homeless Funds, CDBG	Planning Division and Contra Costa County	Ongoing

1991-92

The Agency allocated \$212,000 for alleyway and street improvements in the downtown area. This expenditure is estimated to yield a 30 percent benefit to existing households of which 90 percent are low and moderate income.

1992-93

The Agency has budgeted \$1.3 million for street and utility improvements in the downtown area. This allocation is estimated to provide a 75 percent benefit to the affected area's residents of which 80 percent are low and moderate income.

The agency has budgeted \$305,000 for street and utility improvements in the Balfour Road area. This allocation will be of 100 percent benefit to existing residents of which 50 percent are low and moderate income.

The Agency has budgeted \$570,000 to provide free water and sewer hookups in the North Brentwood area. This allocation will provide 100 percent benefit to existing residents of which 60 percent are low and moderate income. The Agency's projected housing set aside fund balance of \$200,000 as of June 30, 1993 will be used to continue the City's program to ensure adequate public services to existing and future low and moderate income households.

In addition to the Agency's aggressive program to improve public facilities and services for low and moderate income households, the Agency has been active in promoting and providing financial assistance to develop additional affordable housing. In 1992-93, the Agency committed \$392,500 of its housing set aside fund to support a grant request of \$400,000 in Community Development Block Grant funds and \$2.9 million in Farmer's Home 515 funds to construct 40 units of very low income senior housing.

Fundamental to Brentwood's progress to date in developing affordable housing, and its ability to continue to foster such development, is the City's success in establishing the Capital Improvements Financing Program and the Redevelopment

Agency's project areas. These programs address the City's affordable housing needs and remove some key exiting constraints to its development. These programs form the backbone of the City's future affordable housing program. All other housing program components will complement these two key pieces and reinforce their purpose and objectives.

PROGRESS IN THE IMPLEMENTATION OF THE 1983 HOUSING ELEMENT

The following provides a review of each action program defined in the 1983 Housing Element. The review summarizes the success or failure of each program. If a program has been unsuccessful, a summary of the reasons has been provided.

An Adequate Supply of Housing for All Groups:

1. *Conduct annual inventory of land to determine if sufficient land exist to meet housing needs for all economic segments.*

The City has conducted inventories of land as required by the Contra Costa County Local Agency Formation Commission (LAFCo) for coordinating land use decisions in the surrounding area. However, the City has had insufficient staff time to complete more detailed research on the amount of land available for each income group.

During this Housing Element update an inventory was conducted to determine the potential affordable housing sites in the City of Brentwood which is discussed on page 35.

2. *Designate priority sites for estate development and non-market rate development.*

The 1983 General Plan designated large areas of estate sites within Brentwood's sphere of influence. This housing element policy was intended to identify four sites for affordable housing and large estate lots, but was not implemented. Through other policies and

programs in the element sites for affordable housing were identified.

3. *Continue efforts to discuss zoning incompatibilities between the City and County.*

The County has updated its General Plan to reflect the City's General Plan thus eliminating the inconsistencies.

4. *Continue to use Planned Developments and mixed uses to allow for a better mix of densities.*

The City continues to promote the concept of mixed use and has designated the downtown area for mixed use to include office/residential/retail. The Town Center development, which allows a mixture of office, commercial, industrial, and high density residential uses, has resulted in the construction of 94 apartments at an overall density of 17 units per acre.

5. *Continue to permit multifamily uses in R-1 Zoning Districts if the development proposed is compatible with existing uses.*

There was no activity regarding multifamily uses in R-1 districts in Brentwood during the life of the 1983-88 element.

6. *Work with HUD, the County, and/or other sponsors of non-market rate housing to identify housing sites.*

The City has initiated contact with Senior Housing Planner, Kathleen Hamm of the Contra Costa County Community Development Department to express an interest in participating in available housing programs administered by the County which include the Rental Housing Rehabilitation Program, the Homeowner Rehabilitation Program, CDBG and HOME funds. The City has been meeting with non profits and other developers to explore opportunities to develop affordable housing including identifying appropriate sites the City may be able to assist in providing at below market rate.

7. *Apply for CDBG funds and use development fees for infrastructure improvements.*

Due to staffing limitations, the City did not apply for CDBG funds. The City has been collecting development fees from new development since the adoption of the 1983 Element. Progress has been made and is still being made to replace old water and sewer lines in the downtown area.

8. *Review of a case by case basis the feasibility of exempting non-market rate housing from a portion of development fees.*

The City did not receive any applications for non-market rate housing during 1983-1988. In 1990-91, the City worked with Rural California Housing Corporation on their proposal to develop a 102-unit self help housing project. The City granted financial concessions in lieu of a density bonus, totaling \$666,138. These concessions included the following:

- Credits against fees for off-site street improvements
- Credit against traffic signalization fees
- Credit against fees for crossing a utility district right-of-way
- Waiver of annual fees for monitoring
- Reduction in parking requirements
- Reduction in minimum lot area and lot frontage requirements
- Granting of sewer allotments.

9. *Adopt a condominium conversion ordinance.*

This program has not been implemented. The City received a request 1997 to convert 60 apartment units on Village Drive into condominiums. This request was approved in March 1997.

10. *Adopt a mobile home conversion policy.*

This program has not been implemented. The City has not received any applications or requests concerning this policy.

11. *Participate with the County in their mortgage revenue bond (MRB) program to assist 25 low and moderate income households in 1982 and 25 in 1983.*

Contra Costa County's Mortgage Revenue Bond Program has been ongoing for several years. Brentwood has participated in this program. The 13-unit Van Jansee Apartments were constructed with MRBs in 1985. In addition, four single family homes received assistance under the 1988 program.

12. *Continue participation in the Section 8 Existing Program to assist 30 additional very low and low income households by 1986-87.*

When the 1983 Housing Element was prepared, the City had 130 units allocated under the Section 8 Program which is administered by the Contra Costa County Housing Authority. As of November 1992, there are 275 units within the City participating in the Section 8/voucher certificate program.

13. *Continue to implement the redevelopment plan and other activities to encourage economic development.*

The City has been successful in implementing the redevelopment plan. Within the redevelopment area, the Town Center development is being completed in a timely fashion. Two major anchor stores, Safeway and Payless, several tenant shops, and industrial users are open. Other commercial and industrial projects are also proposed for development.

The City created a redevelopment agency and is setting aside 20 percent of its tax increment for low and moderate income housing as required by State Law. Initial use of these funds has been committed towards supporting a grant application for

40 units of very low income senior housing. The City/Redevelopment Agency has committed \$392,500 of its housing set aside as matching funds to support this application.

In addition, the Agency has met with nonprofit and for profit developers to discuss use of this account in conjunction with mortgage revenue bonds for the second phase of the Town Center Apartments (100 additional units); and to write down the cost of land and/or provide for a waiver for the development of low and moderate income housing on two identified sites.

14. *Work with private developers of below market rate housing to select sites for a manufactured housing development of 130 units (65 of which will be for non-market rate households).*

The Havenwood subdivision developed by Pacific Community Services of Pittsburg, California contains 130 single family lots. In the original plan, 65 units were set aside as market rate units, 13 were designated for low income households, and 52 units were designated for moderate income households. Within the latter two categories, 22 units were reserved for farmworkers. The developer provided the subsidy which was to remain as long as the original owner continued to live in the unit. The developer did not seek any financial assistance from the City.

However, the City granted approval of design features of the project, private streets and zero lot lines, which assisted in reducing development costs.

15. *Publicize the FMHA Section 502 Program to assist 10 to 25 additional low and moderate income households within five years.*

The City was not able to provide this service due to time constraints on its staff.

16. *Work with United Council of Spanish Speaking Organizations to permit development of*

an additional 5 to 10 units of housing for migrant and seasonal farmworkers.

In 1983, 18 units were made available. However, the condition of the units deteriorated and this farmworker camp is no longer operational.

17. *Work with non-profit developers of elderly housing to provide 100 units.*

The City worked on a \$100,000 Community Development Block Grant Application for a 40-unit senior housing project, which was subsequently constructed, and is now occupied. The funding package included \$2.9 million in Farmers Home Administration 515 funds and a commitment of \$392,500 from the City's Redevelopment housing set aside funds. All 40 units are reserved for very low income seniors. The City has also worked with Rural California Housing Coalition (RCHC) to develop elderly housing. The 28 units Green Valley Apartments was developed using tax credits. These units are available for families and elderly households.

18. *Assist two households annually through California Housing Finance Agency's (CHFA) Home Ownership/Home Investment Program.*

Due to staffing limitation, the City was unable to access CHFA Assistance directly or through joint efforts with Contra Costa County.

19. *Develop a second unit ordinance.*

The City adopted a second unit ordinance in its Municipal Code. Two units have been developed to date, and in 1992, the City approved a 486-lot single-family project with a minimum of 40 units having second units over the garage.

20. *Provide information to developers on State legislation regarding Density Bonuses.*

The City adopted a density bonus program which has been applied to a number of projects since its adoption. City staff discusses the availability and benefits of his program with developers.

21. *Develop procedures for processing applications for density bonus increases permitted under State law.*

The City adopted a density bonus program in 1989, which includes procedures for processing density bonus applications.

22. *Continue to allow mobile homes.*

City Municipal Code allows manufactured housing as a permitted use in all of its residential zoning districts. The City did not receive any applications for the location of manufactured housing.

Maintain and Preserve Existing Housing Quality

23. *Continue the existing level of code enforcement.*

Prior to 1990, the City did not have a Building Department and contracted with Contra Costa County for building inspection and code enforcement on a complaint basis. Complaints, which average three annually, are related to buildings without a permit, unmaintained property, and trash stored on property.

24. *Continue participation in the CDBG Program to rehabilitate eight homes annually.*

Six units were rehabilitated during 1983-1988.

This program is administered through the County Community Development Department. Department staff informs local citizens of this program and posts notices with the information at its office. In addition, Delta Community Center also posts notices of the availability of this program.

25. *Publish and obtain information on other rehabilitation programs. Rehabilitate 1-2 units per year through the Section 8 Moderate Rehabilitation Program, and the FMHA Section 504 Program. Coordinate outreach activities to generate interest.*

The City posts information on rehabilitation programs when they are available.

Through the Section 8 Moderate Rehab program administered by Contra Costa County, seven units were rehabbed in 1983.

The Redevelopment Agency conducts regular meetings with residents and property owners in the North Brentwood Redevelopment Project Area. Contra Costa County staff attended one of these meetings to present information on available housing programs to assist low and moderate income households in rehabilitating and/or replacing their substandard homes. The City and the Redevelopment Agency have discussed the use of tax increment funds to provide assistance for remodeling, rehabbing and reconstructing substandard units.

An outreach program is administered through the Delta Community Service Agency. The Delta Community Center acts as a referral agency for those seeking all types of assistance. Brochures on various forms of housing assistance programs are available through Contra Costa County. The staff has been trained to be able to refer housing related questions to the appropriate entity for assistance.

26. *Establish a program or policy designed to protect historically significant structures.*
Research on an historic preservation ordinance was conducted between 1983 and 1988. A Historic Preservation Committee was formed and a draft ordinance was prepared and reviewed by the City Council. Due to staffing constraints the project has been on hold since December 1991.
27. *Develop policies regarding the use of tax increment funds for replacement housing.*
Development of policies regarding the use of tax increment funds is ongoing through the City's Redevelopment Agency. The Agency has not been involved in the demolition of any units, but discussions are ongoing regarding the use of these funds to assist property owners with remodeling, rehabbing and reconstruction of substandard units occupied by low income households.
28. *Determine the necessity of developing an Energy Element or Ordinance.*

The City adopted the County Building Code which incorporates Title 24 requirements for energy conservation for new housing construction.

Ensure a Sufficient Distribution of Housing

29. *Provide a referral service to link those experiencing discrimination or desiring landlord-tenant mediation with agencies responsible.*

The City has had no complaints of this nature since establishing the Building Division in December 1989. Pacific Community Services of Pittsburg, California provides housing counseling service regarding housing discrimination, landlord/tenant problems and mortgage counseling.

30. *Continue to review landlord-tenant complaints as needed.*

The City has not received any complaints.

APPROPRIATENESS OF HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES

The goals, objectives and policies of the prior (1983) housing element assisted the City in making substantial progress toward attainment of the state's housing goal. On the basis of the City's evaluation of how effective the goals, objectives and policies have been in responding to the City's housing needs and the actual progress made in implementing the programs, the City, through the 1993 and 1998 updates, has retained, and where appropriate to reflect changed circumstances, expanded upon them. As needed to reflect the City's commitment develop to build upon the work it has accomplished to date, new goals, policies and programs have been developed. For example, an area where the city intends to focus increased attention is in working more closely with non profit, other public and private developers to explore and help create more opportunities for the development and rehabilitation of affordable housing.

The City has established an ongoing working relationship with Rural California Housing Coalition.

This cooperative effort has led to the development of the 28-unit Green Valley Apartments, the 102-unit self help single family project, and the grant application involving multiple funding source for 40 units of very low income senior housing. The City and Contra Costa County Housing and Redevelopment agency staff have met to pursue options on the Blue Goose property, a farmer migrant farmworker housing area.

The City has aggressively sought the involvement of several private entities. For example, the City is in discussion with the Thomas Seaman Company regarding three potential sites for affordable housing projects. The City is also working with Hal Porter Homes to explore the use of mortgage

revenue bonds and redevelopment set aside funds to finance the second phase of the Town Center apartments, and with Pacific Community Services of Pittsburg to determine how to develop a site the City will identify and assist in making available at below market rate.

The City's commitment to these efforts is reflected in the goals, policies, and actions of this element.

Regional Housing Needs 1983 - 1988

Table 6 summarizes the City's progress from 1983 through 1988 in meeting its regional housing needs. As discussed on page 32, an additional 768 units were constructed during 1988-92.

**TABLE 6
REGIONAL HOUSING NEEDS
1983-1988**

Income Level	Total 1983-1988 Projected Needs	Units Built 1983-1988	Remaining Need
Very Low Income	279	7	272
Low Income	140	22	118
Moderate Income	150	312	0
Above Moderate Income	504	295	209
Total	1073	636	437
Source: ABAG, <u>Regional Housing Needs Assessment, 1980</u> ; City of Brentwood; Contra Costa Building Department.			

ADDITIONAL (1998) EVALUATION OF THE 1993 HOUSING ELEMENT

As the result of recent development proposals, Brentwood residents and decision makers have expressed concern regarding the increasing concentration of low income households in the eastern portion of the City. In response to these concerns, the City commissioned a "Low Income Concentration Study." The study, which was completed in November 1996, concluded that not only did Brentwood have a significant concentration of lower income households within the eastern portion of the City, the majority of sites identified in Brentwood's 1993 Housing Element for new low income housing were in the same areas where lower income households were already over-concentrated (Figure 6). Thus, implementation of the existing Housing Element would create an even greater over-concentration of lower income housing than currently existed.

The 1996 study recommended that the City should:

"consider emphasizing market rate housing development within those neighborhoods that contain disproportionate concentrations of lower income households and identifying additional housing sites for low/moderate income housing in other areas of the City where such housing would be appropriate."

This conclusion was based on the finding that several of the neighborhoods (which are defined as census block groups) within the City had a "statistically significant concentration" of lower income households.

The neighborhoods (census block groups) that were found to have such statistically significant concentrations of lower income households encompass the older portions of the City. Given the City's agricultural heritage, the large numbers of existing and former farm workers living in these older areas, and the recent rapid growth of single-family housing developments aimed at attracting middle class families out of

more expensive Bay Area communities, it is not surprising that household incomes in the newer portions of Brentwood would be higher than in the older portions of the City.

In addition, the six neighborhoods (block groups) having statistically significant concentrations of lower income households are the areas of the City with the greatest proportion of planned multi-family development. In the 1993 update of the City's General Plan, multiple family development was purposefully designated near the downtown area. This occurred for several reasons, including:

- High density residential development would provide a ready market to support downtown area businesses.
- Multiple family residential development would be appropriate along the busy State Route 4, and could serve as a buffer between the highway and single-family areas.
- Because of the existence of some undesirable land uses (e.g., sewage treatment plant, City corporate yard, concrete batch plant), some areas that could support multi-family development would not be appropriate for single-family uses.
- It is typically appropriate to locate multi-family development near the center of the City in close proximity to shopping, public transportation routes, and public services (e.g., City Hall, library, etc.).

Thus, it could be concluded that the disparity in incomes between neighborhoods exhibiting high concentrations of lower income households and the rest of the City resulted from differences in the types of housing existing in the older portions of the City and the housing being constructed in newer areas.

It can also be expected that the existing market trend of concentrating new single-family subdivisions in the western portion of the City will continue. Vacant land is plentiful. The typical parcel available for new development is larger and easier to develop than remaining vacant lands in the northern and eastern portion of the

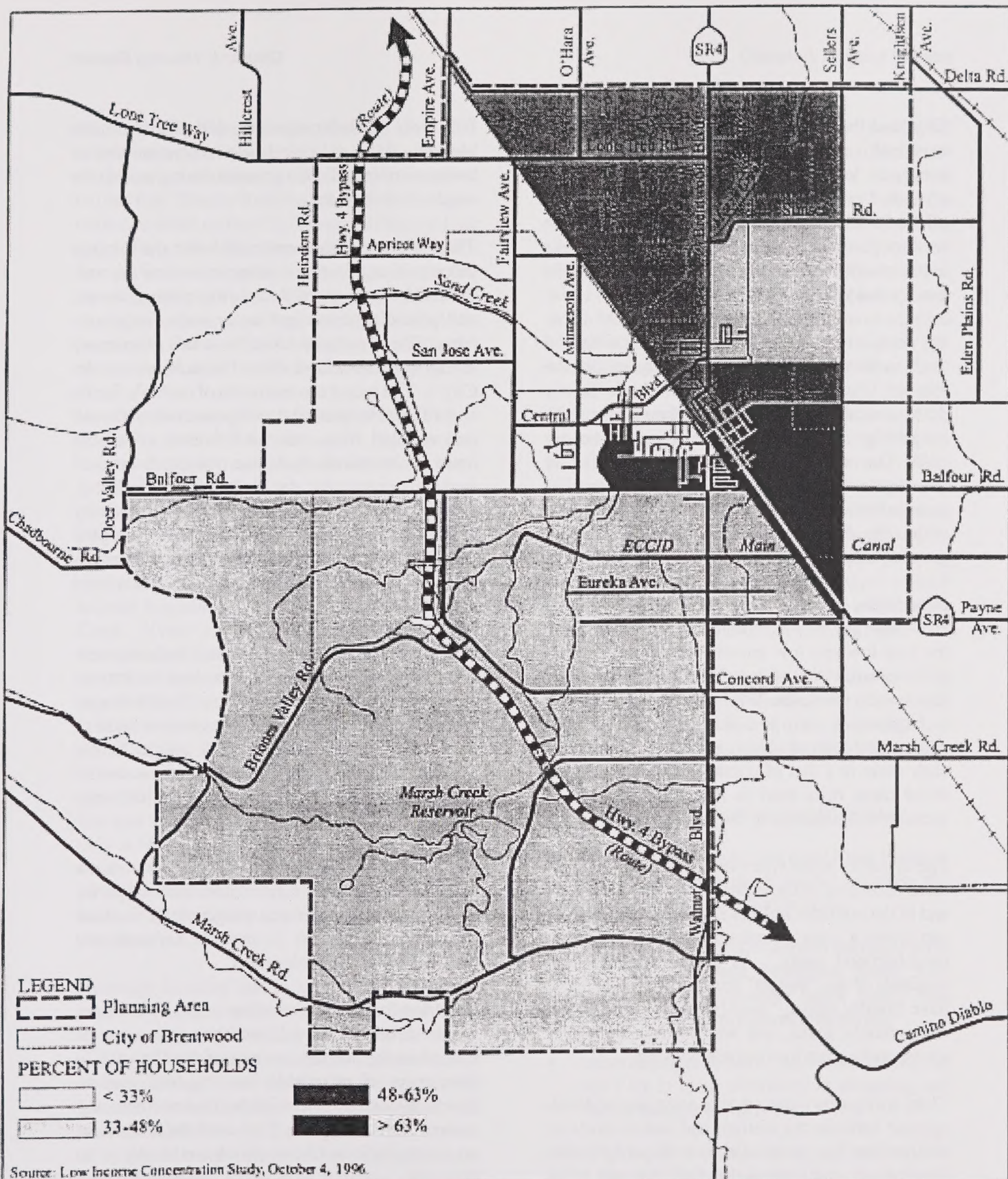


Figure 6

City, and the types of undesirable land uses that exist in this area (e.g., sewage treatment plant, City corporate yard, concrete batch plant) are not present. Further, with the impending construction of the State Route 4 bypass, developments in the western portion of the City will have better access to regional job centers than will the downtown and nearby residential areas.

By comparison, many of the vacant residential lands in the eastern portion of the City are, for the reasons cited above, suited to multiple family development. Lands within neighborhoods exhibiting a high concentration of lower income households that are available for new single-family development tend to be scattered and on smaller parcels than typically exist in the western portion of the City, making infrastructure development and property acquisition more expensive and difficult.

In addition, current State and federal programs to encourage the development of affordable housing for very low and low income households tend to favor locations that already have large numbers of low income residents. While this may make sense in large cities such as Oakland or Los Angeles where separation of various economic groups from each other is a fact of community life, in Brentwood these rules tend to foster the *creation* of economic segregation in the community.

The disparity in the types and amount of development occurring in the western portion of the City and in the northern and eastern portions of the City can create a sense of unequal treatment between neighborhood areas. As several single-family residents of the “Sunset” area north of downtown have bluntly stated, “they (west Brentwood) get new schools, parks, and well landscaped boulevards, and we get low income housing.”

Thus, a disparity in the amount and types of development between the western and eastern portions of the City has given rise to a disparity in the location of new community facilities and infrastructure. In addition, the downtown area elementary school was recently closed, and students living in the eastern portion of the City are now bussed to western Brentwood. Residents east of the rail line also speak of a lack of park and recreation

facilities, traffic congestion, and the imminent closure of the existing Lucky’s supermarket as evidence of insufficient attention being paid to the needs of their area.

The other side of this argument is that the City has put significant resources into improving the residential areas north of downtown, paving streets, and providing municipal water and sewage systems. The decision to close the area’s elementary school was the school district’s decision, not the City’s. The recent concentration of multiple family and affordable housing development east of the rail line resulted from state and federal affordable housing incentives and free market locational decisions made by the development industry, combined with an otherwise sound community land use scheme that was unfortunately adopted without a full understanding of its social implications or the timing of development that would actually occur.

In addition, the City has, in fact, induced new market rate and single-family development into the areas adjacent to downtown. A 72-unit single-family subdivision was recently approved north of the downtown area, while 538 single family dwelling units have been approved to the east of downtown. Construction of these dwelling units has begun.

Again, the disparity in new infrastructure is not surprising, given the fact that new schools, parks, and landscaped boulevards are generally financed *by* new development to provide services and facilities *for* new development.

If market forces are given free reign, new single-family development will tend to continue to be located in the western portion of the City, while developers of affordable housing will tend to continue looking toward lands in the northern and eastern portions of the City until these western areas approach build out, which could take 15 to 20 years.

State law requires that Brentwood’s Housing Element contain an inventory of lands that are available for the development of housing for all economic segments of the community. The City’s

1993 Housing Element identified 11 sites (221 acres) that could be used for developing low and moderate income housing. These sites correspond to the High Density Residential land use designations contained on the City's General Plan land use map. Thus, the 1993 Housing Element included an implicit assumption that high residential densities are required for the provision of low and moderate income housing, and also created the impression that the City's high density residential areas are restricted to affordable housing projects.

However, because of the relatively low cost of land in Brentwood and the County's high median income, the typical new single-family development in Brentwood is affordable to moderate income households, while typical rental developments are affordable to low income households. While some type of housing incentive program is needed to produce housing that is affordable to very low income households, projects such as the Marsh Creek Vista single-family subdivision have demonstrated that housing which is affordable to very low income households (under \$30,050 household income for a family of four) need not be limited to areas zoned for high density development, but can, in fact, be built at low to moderate densities. For example, Marsh Creek Vista, which provides 102 single-family units affordable to very low and low income households, has a density of only 6.58 dwelling units per acre (du/ac). The approved Arroyo Seco project, which will provide 65 units affordable to very low income households, is also a single-family subdivision with a planned density of 4.33 du/ac.

Although housing that is affordable to low and even very low income households has been developed at low and medium residential densities, density will become an ever more important factor in the affordability of housing as the community matures. Over time, Brentwood land values will increase relative to the County's median income, as will new home prices, and it will become increasingly more difficult to produce affordable housing at low and medium densities.

Although the existing "over-concentration" of low income households in the eastern portion of the City is commonly believed to result from a surplus

of land zoned for high density residential development in this area, the statistical determination of "over-concentration" was based on 1990 census data, which was taken *before* the recent large multiple family, affordable housing developments along the Brentwood Boulevard (State Route 4) corridor, near downtown. Thus, while recent income-restricted developments such as the Marsh Creek Apartments may have added to a statistically significant concentration of low income households, they were not the cause.

To determine whether there is too little, enough, or too much vacant land designated for high density housing in the northern and eastern portions of the City requires first, a review of the purpose of multiple family housing near the downtown area, second, a value judgment as to what is the appropriate amount of multiple family development in the area, and finally, a site-by-site analysis of each of the remaining vacant parcels in the area that are designated for multiple family development.

As noted above, during the 1993 General Plan update, the existing concentration of multiple family development adjacent to the downtown area was believed to be reasonable because high density development would:

- help support downtown area businesses;
- be appropriate along the busy State Route 4, and could serve as a buffer between the highway and single-family areas;
- provide a better fit with certain land uses in the area (e.g., sewage treatment plant, City corporate yard, concrete batch plant) than would single-family development; and
- be an appropriate use of land near the center of the City in close proximity to shopping and public transportation routes.

Although additional development of medium and high density residential dwelling units could increase the concentration of lower income households in the eastern portion of the City, there are other factors that argue for retaining medium and high density housing opportunities east of the rail line, including:

- A portion of the area along Sycamore Avenue, east of State Route 4 has already been developed with or approved for development of multiple family housing.
- The high density land use designation along Central Avenue west of State Route 4 has already been developed with apartments.
- The high density area along Balfour Road east of State Route 4 provides a buffer between neighborhood commercial areas to the west and single-family residential areas to the east.

In addition, the future economic implications of the State Route 4 bypass also point to the need for medium and high density housing near the downtown area. While the bypass is critical to alleviating the community's traffic congestion problems, it will also likely encourage additional westward expansion of new residential development, which will, in turn, increase land prices. Increasing land costs will place an increasing reliance on medium and high residential densities to meet the City's obligation to provide sufficient opportunities for the development of housing to meet the needs of very, low, and moderate income households, as required by law.

In addition, the State Route 4 bypass will pull large amounts of traffic away from the downtown area. While this is desirable from a circulation perspective, such diversion of traffic could have substantial economic repercussions on the downtown area. Although it is not expected that downtown will suffer the fate of many commercial areas which were bypassed by a freeway, some loss of business to the downtown area will inevitably result from the diversion of regional traffic to the bypass. As a result, local market support in the form of an increasing population near the downtown could become an important economic development consideration. In many communities, increasing the amount of high density development within and near downtown is a key element in their economic development programs.

Because of Brentwood's relatively low land prices and the County's high median income, affordable housing developers have found that they can build

affordable housing in Brentwood and qualify prospective residents for their developments.

Residential developers have found Brentwood to be a good place to construct homes. Due to many factors, including relatively low land costs, competitive development fees, and the availability of large expanses of developable land, Brentwood has been able to satisfy nearly 85 percent of its regional fair share allocation of housing needs for lower income households, as identified by the Association of Bay Area Governments (see Table 7). This is considered to be very good performance by the State Department of Housing and Community Development (HCD).

**TABLE 7
BRENTWOOD HOUSING NEEDS**

Income Group	Total Need, 1988 to 1999	Units Built, Under Construction, Approved	Remaining Need
Very Low	476	402	74
Low	343	288	55
Moderate	381	4,312	0
Above Moderate	705	1,438	0
TOTAL	1,905	6,440	129

Source: Brentwood Community Development Department, State Department of Finance.

In addition, because the disparity in land values between Brentwood and other areas of the County is expected to continue over the next five to ten years, it can also be expected that Brentwood will continue to be a community of choice for both market rate and non-market rate housing developers.

BACKGROUND ON HOUSING: NEEDS, RESOURCES, AND CONSTRAINTS

POPULATION AND EMPLOYMENT TRENDS, HOUSING NEEDS

1. Population Trends

Incorporated in 1948 with a population under 1,700, Brentwood's growth rate was generally slow and steady until the 1970s. Throughout the 1970s and 1980s growth fluctuated, reflecting the prevailing economic conditions. Both the national recession and high interest rates caused a slackening in the population growth rate.

During the mid- to late-1980s, the City's annual growth rate ranged from 4 to 13 percent per year (DOF, Summary Reports E-5 1985-1990).

Brentwood's population increase between 1980 and 1990 (71 percent) exceeded most of the other cities within Contra Costa County. In contrast, the County's 1990 population of 803,732 (1990 U.S. Census) showed only a 22.5 percent increase over the 1980 U.S. Census figure of 656,331. However, the nearby City of Antioch increased its population by 19,512 (1990 U.S. Census), which is over six times as many people as the Brentwood increase. Net migration (in-migration minus out-migration) was the most significant factor in Brentwood's growth. Annexations also contributed to this increase. As of January 1998, Brentwood's population was estimated by the State Department of Finance to be approximately 17,000. This represents a 17.3 percent increase from the City's 1997 population of 14,493, which was 16 percent greater than the City's 1996 population.

The Association of Bay Area Governments (ABAG) in its latest set of regional projections (Projections 98) has projected that the rate of

population growth in Brentwood will greatly exceed that of Contra Costa County as a whole during the period 2000-2020 (see Table 8). Whereas the County's population will increase by 22.8 percent between 2000 and 2020, population within Brentwood's sphere of influence is anticipated to increase by 122.7 percent over the same time frame.

According to ABAG's projections, household sizes are expected to continue their downward trend in Brentwood and elsewhere, and the City will continue to have a slightly larger household size than both the county and the region as a whole.

ABAG's projections take into account information collected from local governments throughout the Bay Area regarding the availability of land for new development to accommodate housing and employment opportunities. Thus, local General Plans and development policies and regulations are generally found to be consistent with ABAG's forecasts, since they were part of the input data that was considered in preparing the forecasts. Subsequent changes in local development policies after ABAG's forecasts were prepared could, of course, result in inconsistencies. Periodically, ABAG expects to update its forecasts to incorporate and reflect changes in local government policies and land availability data, as well as more current information on regional, state and national population and employment trends. ABAG's Projections 98, uses the Brentwood population forecast from the 1993 General Plan. However, ABAG's projections are approximately double those of the City's General Plan.

2. Age Distribution

The age distribution remained fairly constant in Brentwood between the period of 1970 and 1990. In 1990, there was a drop in the proportion of residents age 65 and over. Age distribution trends in Brentwood are significant because they affect the housing market. A declining number of young children can result in a change

TABLE 8
POPULATION, HOUSEHOLD, AND EMPLOYMENT FORECASTS: 1990-2005
BRENTWOOD CITY AND SPHERE OF INFLUENCE

Brentwood Sphere of Influence								Contra Costa County						
	1990	1995	2000	2005	2010	2015	2020	1990	1995	2000	2005	2010	2015	2020
Total Population	9,815	13,600	23,300	35,300	42,100	47,200	51,900	803,732	865,300	927,900	992,800	1,049,600	1,095,900	1,139,600
Household Population	9,757	13,600	23,300	34,800	41,900	47,020	51,600	739,585	854,000	916,500	981,300	1,038,600	1,084,300	1,127,500
Households	3,208	4,430	7,630	11,710	14,300	16,160	17,830	300,288	320,240	339,210	361,490	383,130	401,910	419,680
Population/Households	3.04	3.07	3.05	2.97	2.92	2.91	2.89	2.64	2.67	2.02	2.71	2.71	2.70	2.69
Total Jobs	2,920	4,070	6,540	10,260	14,120	18,030	19,970	303,830	298,420	339,150	370,100	404,810	437,070	474,100
Jobs/Households	0.91	0.91	0.97	1.07	0.98	1.11	1.12	1.01	0.93	0.99	1.02	1.05	1.08	1.13

Source: *Projections 98: Forecast for the San Francisco Bay Area, 1998*. Association of Bay Area Governments.

in the types of housing units sought. Childless adults tend to have a higher combined income and prefer certain amenities, increasing the demand for condominiums or units in planned unit developments. An elderly population creates a demand for units with common recreation facilities and easy access to commercial, medical, and transportation facilities. Inflationary pressures within the housing market can create disadvantages for the elderly on fixed incomes.

It is typical that rapidly growing suburban communities, such as Brentwood, which are designed for and attract young families experience a particular demographic cycle. In their rapid growth phase, these suburban communities attract large number of young families. The school age population grows rapidly, and community facilities such as parks, recreational facilities, and libraries are designed for young adults and their children. The typical form of housing is the large single family detached home on a 6,000 to 8,000 square foot lot.

As the community matures, its school age children grow up and begin forming their own households. Often, the typical suburban community, which emphasizes single family housing, does not have a sufficient supply of housing that is affordable to these emerging households. Thus, a generation of

new adults is sometimes forced to move away from their community in order to seek starter (often rental) housing.

In addition, such suburban communities find that the types of housing that were well suited to young families are not particularly well suited to seniors and empty nesters (non-senior adults whose children have grown and started their own households). Thus, seniors and empty nesters often look to sell their homes, and move into housing that is smaller and better suited to their needs. Sometimes suitable housing for such older adults is not available in the community they made their homes in, and they are forced to move to other areas. Typically, a new generation of young families moves into the community. School age population increases, and the community once again has many young families in residence (Table 9).

As noted above, not only does a community's demographic makeup change over time, so do its housing needs. If it is important to the community to retain its youth and elderly populations, it is important that a variety of housing types and styles of residential development be provided, including rental and starter housing, as well as housing for young growing families, empty nesters, and the elderly.

TABLE 9
DISTRIBUTION OF POPULATION BY AGE GROUP: 1970, 1980, AND 1990

AGE GROUP	CITY OF BRENTWOOD		
	1970	1980	1990
Under 18	35 %	32 %	32 %
18-64	54 %	56 %	59 %
65 and over	11 %	12 %	9 %

Sources: 1970, 1980, and 1990 U.S. Census.

To accommodate a growing senior population, the City has approved development of the Somerset Retirement community. A total of 346 dwelling units for seniors have already been constructed, and an additional 1,609 have been approved. In addition, the 41 unit Sycamore Place Apartments, a Rural Cal housing project has recently opened.

3. Ethnic Distribution

Table 10 provides the 1990 Census breakdown of the racial and ethnic distribution of the City of Brentwood by percentage of the population.

TABLE 10
ETHNIC DISTRIBUTION
OF POPULATION: 1990

ETHNICITY	1980	1990
White	75.7	81.7
Black	0.1	0.7
American Indian	1.0	0.7
Asian and Pacific Islander	1.6	1.7
Other	21.6	15.1
Total	100.0	99.9
Persons of Spanish Origin	39.5	32.7
All Others (non-Spanish origin)	60.5	68.2
Total	100.0	100.9

Source: 1990 U.S. Census

Since 1980, though there were increases in the actual population numbers, the percentage of the population that was minority residents has decreased during the period 1980-1990.

4. Employment Characteristics

While population growth is often linked to the availability of jobs, Brentwood's population is basically composed of commuters. In Brentwood and in other East Contra Costa County communities, the majority of growth in recent years has occurred because people chose to live in the city and commute to their jobs elsewhere.

According to the 1980 Census, approximately 69 percent of the Brentwood's employed residents worked outside the city in 1980, and approximately 75 percent commuted 10 minutes or more to their jobs. The majority (71 percent) drove to work alone in a vehicle. Most were employed in the retail trade industry, durable goods manufacturing, construction, agriculture/ forestry/fisheries/mining industries, and educational services.

In 1990, the City of Brentwood was estimated to have about 4,679 employed residents. The number of jobs available within the City, however, was estimated to be only 2,260, which means that more than 52 percent of the Brentwood workers are commuting to work outside the City.¹ As of 1995, the City

¹ It is anticipated that a portion of the existing jobs within the City of Brentwood are filled by residents of other communities.

estimated the number of jobs within Brentwood to be approximately 2,400. Although Brentwood is expected to continue serving as a "bedroom community" to major employment centers located elsewhere in the region, job growth is anticipated to occur within Brentwood at a faster rate than residential growth. Whereas in 1990, there were only 0.91 jobs within Brentwood per occupied dwelling unit, ABAG projects that, by 2020, there will be 1.12 jobs per household.

Between 2000 and 2020, ABAG projects a growth of 13,430 jobs in the Brentwood Sphere of Influence -- an increase of approximately 205 percent over 2000 employment. Concurrently, Contra Costa County is expected to gain 134,950 jobs, a 40 percent increase. During the same 2000-2020 period, ABAG foresees an increase of 10,200 households in the Brentwood sphere of influence, from 7,630 in 2000 to 17,830 in 2020, or more than a 133 percent increase.

HOUSEHOLD CHARACTERISTICS

1. Average Size

The 1990 Census reports that there were 2,475 households in the City of Brentwood and an average household size of 2.99 for owner-occupied dwelling units and 3.14 for renter-occupied dwelling units.

2. Income

Compared with Contra Costa County and the Bay Area region as a whole, Brentwood's mean household income will increase at a faster rate during the period 1990-2005, according to ABAG projections (see Table 11). The City's mean household income will remain somewhat lower than that of the county.

3. Overcrowding

The Census Bureau defines overcrowded conditions as dwelling units housing more than 1.00 persons per room. In 1990, Brentwood had 271 units with 1.01 or more persons per room which was approximately double the number of overcrowded units since 1980 and roughly 10.9 percent of the total number of occupied units (Table 12). In comparison, Contra Costa County

had 15,441 overcrowded units, or about 19.4 percent of the total occupied units.

**TABLE 11
MEAN HOUSEHOLD INCOME*
CITY OF BRENTWOOD
AND CONTRA COSTA COUNTY**

	1990	2010	Percent Change
Brentwood	54,446	76,000	33 %
Contra Costa County	59,432	73,500	24 %
* in constant 1995 dollars.			
Source: ABAG, Projections 98: Forecasts for the San Francisco Bay Area, 1998.			

**TABLE 12
OVERCROWDED HOUSING
CONDITIONS**

	1980	1990
City of Brentwood	143 (9.3%)	271 (10.9%)
Contra Costa County	7,034 (3.0%)	15,441 (19.4%)
Source: 1990 Census		

HOUSING CHARACTERISTICS

1. Housing Stock

From 1970 to 1980, Brentwood experienced a 76 percent increase in housing units, and a 64 percent increase from 1980 to 1990. Table 13 shows household and housing unit changes in Brentwood between 1970 and 1980.

Single-family homes are the predominant housing type in Brentwood. In 1990, 775 of all units were single-family, 5.3 percent were two to four dwellings, 8.3 percent were multi-family units and 9.2 percent were mobile homes or other housing. In 1980, 65 percent of all units were single-family, 9 percent were two- to four-unit dwellings, 12 percent were multi-family units, and 14 percent were mobile homes. According to the 1980 Census, Bethel Island was the only other East Contra Costa County community with a greater percentage of mobile homes.

Table 14 identifies the distribution of Brentwood's 1990 housing stock and how it compares to Contra Costa County.

TABLE 13 HOUSEHOLD AND HOUSING UNIT CHANGES: 1970 - 1990			
	1970	1980	1990
Housing Units	909	1,579	2,628
Vacancy Rate	5.1%	4.0%	5.8%
Households	863	1,532	2,475
Average persons per household	3.13	2.88	2.99 (owner-occupied) 3.14 (renter-occupied)
Source: 1970, 1980, and 1990 U.S. Census			

TABLE 14 1990 HOUSING STOCK		
	City of Brentwood	Contra Costa County
1-unit detached	1,826 (69.4%)	202,523 (64.1%)
1-unit attached	202 (7.7%)	26,269 (8.3%)
2 to 4 units	140 (5.3%)	23,227 (7.3%)
5 to 9 units	53 (2.0%)	15,941 (5.0%)
10 or more units	164 (6.2%)	38,027 (12.0%)
Mobile home, trailer, other	243 (9.2%)	10,183 (3.2%)
Source: 1990 U.S. Census		

2. Tenure

Historically, Brentwood has had a relatively mobile population. Of the City's 1975 population, 64.5 percent had lived in the city for less than five years. The short length of residence can be in part attributed to the influx of population as a result of new construction and some annexation. The 1990 Census estimates the number of residents who have lived in Brentwood for less than 5 years at 3,662 or 48 percent of the population, which indicates the large influx of people during the 1980s. Relatively rapid growth in new home construction in recent years can be expected to

result in a continuation of relatively short length of occupancy figures in the city. However, housing market conditions can have a negative effect on mobility within the community. High interest rates and the shortage of loan money have the effect of restricting new development, thereby reducing and inhibiting a population's ability to move.

The City of Brentwood's owner occupied vs. renter occupied percentages are fairly comparable to Contra Costa County as shown in Table 15.

TABLE 15 Owner Occupied v. Renter Occupied		
	City of Brentwood	Contra Costa County
Owner Occupied	2,106 (72%)	552,838 (70%)
Renter Occupied	818 (28%)	240,747 (30%)
Source: 1990 U.S. Census		

3. Vacancy Rate

The rate of vacancy is a measure of the availability of housing in a community. This rate also provides an indication of how well the housing supply is meeting the housing demand. A low vacancy rate is indicative of a tight housing market and suggests that people may have difficulty finding housing in their price range. Conversely, a high vacancy rate suggest that there is an oversupply of housing, or there is a large supply of undesirable units. A vacancy rate of 5 percent generally indicates an adequate supply of housing in a community.

Contra Costa County was \$209,000. The average sales price of

all homes was \$183,142 in Contra Costa County and \$205,064 in the Bay Area as a whole as of January 1989 (Bay Area Council, "Housing and Development Report," June 1989). The median Bay Area home price in the last quarter of 1992 was \$254,740. By comparison, the currently reported typical single family home in Brentwood is priced at \$175,000.

4. Purchase Prices

Median housing costs in Brentwood are not as high as the overall median housing cost for the Bay Area or Contra Costa County. The median value of owner-occupied non-condominium housing units in Brentwood was \$159,500 according to the 1990 Census. The median value in 1980 was \$63,700. In 1988, the median sales price of a new home in

5. Rental Rates

Average monthly rental rates (Table 16) in Brentwood as of December 1992 are as follows:

TABLE 16 RENTAL PRICES OF MARKET UNIT (December 1992)		
	PRICE	UNITS
0 Bedroom	\$400	43
1 Bedroom	\$501	305
2 Bedroom	\$575	274
3 Bedroom	\$663	214
4 Bedroom	\$1,000	46
Source: Chamber of Commerce; City of Brentwood.		

those with less than average incomes. Roughly translated, “moderate” income is typically perceived as including the “working poor” -- those working people who are just above the poverty line. “Low” income is typically perceived as those who are below the poverty level. From these perceptions spring a wide variety of negative stereotypes. “Low income” residents are typically perceived as being unemployed, on welfare, and prone to crime. In short, they are often perceived as being an undesirable element in the community, rather than being working people.

6. Physical Characteristics of Housing Stock

The overall condition of housing in Brentwood is good. However, rehabilitation and replacement of structures is necessary in the City's Redevelopment Project area. A windshield housing stock survey was done in September 1992 by the City of Brentwood to identify housing in need of major rehabilitation or replacement. Only two houses were found to be in need of rehabilitation. There were 5 houses in poor condition (more than five minor deficiencies) and there were 185 houses that were in substandard condition (at least three minor deficiencies or one major deficiency).

EXISTING HOUSING NEEDS

1. Income Groupings

State law requires that housing needs be determined in such a way as to ensure that the shelter requirements of all income groups be identified, not just those household with incomes high enough to compete effectively in the private marketplace. Housing need is distributed into four income categories related to the County median household income: very low, low, moderate, and above moderate income (Table 17).

In Brentwood, as is common throughout the State, “moderate” income is typically understood to mean

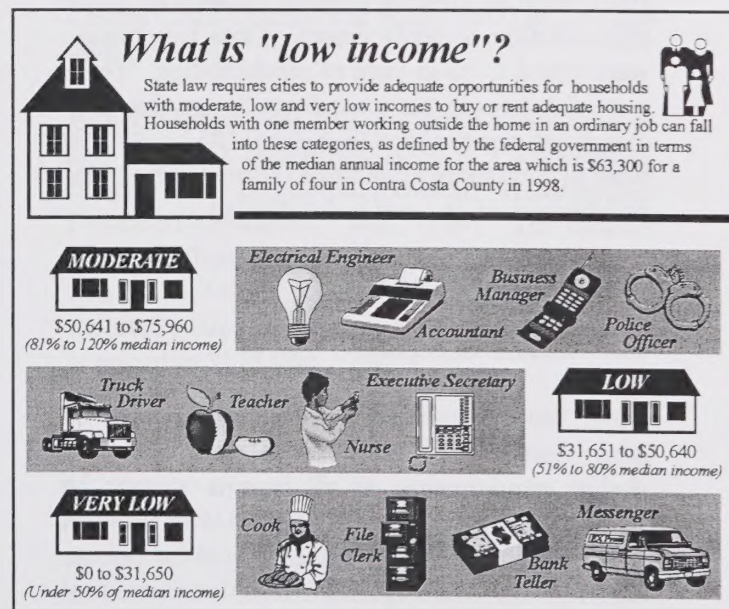
TABLE 17
HOUSING AFFORDABILITY BY INCOME GROUP, 1990
ALAMEDA/CONTRA COSTA COUNTY, FOUR-PERSON HOUSEHOLDS

INCOME CATEGORY	PURCHASE PRICE AT 10% INTEREST RATE	MONTHLY RENT
Very Low (\$22,500 or less)	Less than \$80,000	Less than \$560
Low (\$22,501 - \$35,300)	\$80,000 - \$125,600	\$560 - \$880
Moderate (\$35,301 - \$52,900)	\$125,600 - \$188,200	\$880 - \$1,320
Above Moderate (More than \$52,900)	More than \$188,200	More than \$1,320
The criteria defined for ownership affordability assumes one-third of annual income is available for housing, less 10 percent of housing cost for taxes and insurance, a fixed-rate 30-year mortgage at 10 percent interest. Rental housing affordability assumes a two-bedroom apartment and that 30 percent of annual income is available for payment of annual rent.		

However, as used in State housing law, "very low," "low," "moderate," and "above moderate" income are based on the County's median income: "moderate" income means average income for the County, and "low" income is simply below average. Because Contra Costa County has a relatively high median household income (\$63,300 as of 1998), a family of four with a household income of \$75,960 is considered to be of "moderate" income, while a family of four with a household income of \$50,640 is considered to be "low" income in Contra Costa County. Table 18 identifies 1998 income limits for four-person "low," "moderate," and "above moderate" income households in the County.

In addition, because large numbers of households have two or more wage earners, single wage earner households of common professions often fall into low or moderate income categories (see Figure 7). Thus, when used in the Housing Element, "very low," "low," "moderate," and "above moderate" refer to working families and individuals, many of whom cannot afford to purchase or rent housing in the local community.

Figure 7



Based on the income levels shown in Table 18, it is possible to identify the cost of for-sale housing and monthly rentals that are considered to be affordable to very low, low, moderate, and above moderate income households in Contra Costa County and the City of Brentwood (see Tables 19 and 20). As can be seen from these tables, because of Contra Costa County's relatively high median income, housing that is affordable to "lower income" groups has relatively high sale prices and rental rates. For example, a new home that is offered for sale at \$246,855 in Brentwood is considered to be affordable to a moderate income household, while a rental unit offered for \$1,014/month is considered to be affordable to a low income household. Thus, within Brentwood, the housing market is producing new, four and five bedroom homes with over 2,000 square feet of living area at prices that are affordable to moderate income residents. In addition, housing market is producing three bedroom rental units that are affordable to low income residents.

TABLE 18 YEARLY (1998) HOUSEHOLD INCOME ALIMITS@ IN CONTRA COSTA COUNTY	
Income Group	Maximum Income
Very Low	Under \$31,650
Low	\$31,651 to \$50,640
Moderate	\$50,641 to \$75,960
Above Moderate	Over \$75,960
Source: California Department of Housing and Community Development, LSA Associates, Inc.	

TABLE 19 MAXIMUM SALES PRICES AFFORDABLE TO INCOME GROUPS IN CONTRA COSTA COUNTY*	
Income Group	Maximum Sales Price
Very Low	Under \$102,800
Low	\$146,470
Moderate	\$246,855
Above Moderate	Over \$246,855
* Based on a 5 percent down payment and an 7 percent interest rate for a four-person household. Source: LSA Associates, Inc.	

TABLE 20 MAXIMUM MONTHLY RENTS AFFORDABLE TO INCOME GROUPS IN CONTRA COSTA COUNTY*	
Income Group	Maximum Monthly Rent
Very Low	Under \$712
Low	\$1,014
Moderate	\$1,709
Above Moderate	Over \$1,709
* Based on a three-person household. Source: LSA Associates, Inc.	

Thus, a typical new single-family subdivision in Brentwood is affordable to moderate income households, while typical Brentwood rental developments are affordable to low income households. It is important to note that, although the large majority of Brentwood households are of low or moderate income, the large majority of Brentwood residents do not perceive themselves as being low or moderate income. Community awareness as to the meaning of "low" and "moderate" income, as defined by the State legislature, is needed.

The maximum affordable sales prices and monthly rents identified in Tables 19 and 20, when combined with Brentwood's land prices, which are substantially below those of other communities in the County, make it relatively easy to produce housing for low and moderate income households.

Because of Brentwood's relatively low land prices and the County's high median income, affordable housing developers have found that they can build affordable housing in Brentwood and qualify prospective residents for their developments.

Residential developers have found Brentwood to be a good place to construct homes. Due to many factors, including relatively low land costs, competitive development fees, and the availability of large expanses of developable land, Brentwood has been able to satisfy nearly 85 percent of its regional fair share allocation of housing needs for lower income households, as identified by the Association of Bay Area Governments (see Table 21).

**TABLE 21
PROJECTED HOUSING NEED
BY INCOME CATEGORY: 1988-1998**

Income Level	Total Projected Need 1988-1998	Units Built 1988-1992	Units Built 1992-1997/ Under Construction	Additional Units Approved, 1997	Adjusted Projected Need 1997-1998
Very Low Income	476 (25%)	38	264	100	74
Low Income	343 (18%)	115	32	141	55
Moderate Income	381 (20%)	307	210	280	0
Above-Moderate In- come	705 (37%)	308	1,333	2,524	0
Total	1,905 (100%)	768	1,839	3,029	129

Source: City of Brentwood and LSA Associates, Inc., 1998.

2. Overpayment for Housing

"Overpayment" is defined as a household paying more than 25 percent of its income for its housing. Since lower-income households experience comparatively greater hardships due to overpayment, their housing costs are of particular concern. State Department of Housing and Community Development guidelines have been used to calculate the number of lower-income renter and owner households that are overpaying (see Appendix E). For purposes of this analysis, four-person households with annual incomes of \$50,640 or less are considered to be "lower income" (80 percent or less of the 1998 Contra Costa County median income of \$63,300 identified by the California Department of Housing and Community Development).

Using 1990 Census data, it was found that 378 lower-income renter households were spending more than 25 percent of their income on housing in 1990. This figure indicates that 48 percent of all renter households, were overpaying for housing in the City of Brentwood in 1990. In comparison, 12 percent lower-income owner households were found to be spending more than 25 percent of their income on housing.

3. Special Needs Groups

a. Disabled

The 1990 Census reported that there are 722 residents in the City of Brentwood that either have a mobility or self-care limitation. Of those 449 were younger than 65 years old. Also within the City of Brentwood there are 333 residents with a work disability.

b. Elderly

Elderly housing is typically made up of apartments with one and two bedrooms, designed for people 62 years of age and older. Elderly housing projects are often constructed at higher densities than other types of housing and include some handicapped units. The primary considerations in evaluating sites for elderly housing are proximity to shopping, social services, public transportation, and health care; compatibility with adjacent land uses; and cost. Secondary considerations involve proximity to recreation and churches, special amenities such as trees and views, and the absence of detrimental conditions such as traffic, noise, and industrial land use. Using these criteria, the most likely sites for elderly housing in Brentwood would be in and around the downtown area. Table 22 shows the breakdown of elderly in one person and two or more person households in 1990.

TABLE 22
ELDERLY POPULATION TRENDS IN THE CITY OF BRENTWOOD AND
CONTRA COSTA COUNTY

Households	City of Brentwood		Contra Costa County	
	1-person	2 or more persons	1-person	2 or more persons
1 or more persons 60 and over	244 (9.9%)	386 (15.6%)	27,362 (9.1%)	54,577 (18.2%)
1 or more persons 65 and over	211 (8.5%)	299 (12.1%)	22,855 (7.6%)	39,747 (13.2%)

Source: 1990 U.S. Census.

According to the 1990 Census, 328 of the owner occupied dwelling units are owned by people 65 years or older and 551 of the owner occupied dwelling units are owned by those 55 and older or approximately 10.9 percent.

c. Large Households

The 1980 Census reported that 402 housing units contained five or more occupants, approximately 16 percent of total occupied units in Brentwood. Overcrowding is the typical indicator of housing problems for large families. This does not appear to be a serious problem in Brentwood although 271 of all occupied units were reported in the 1990 Census as suffering from overcrowding. According to the Committee Regional Campesina, an advocacy group for migrant farmworkers, there is a need for housing units which can accommodate larger families.

d. Single-Parent Households

In 1990, there were 224 single parent households with children. Of these 1,690 had female headed households and 55 male headed households.

In 1980, female household heads (with and without children) comprised 26.2 percent of the total households in the city and 19.2 percent of the households with one or more children under 18 years. Compared to other East Contra Costa County communities, Brentwood had the second highest percentage of single-parent families, most of which were headed by females.

Special needs of single-parent families include housing that is affordable, safe, and accessible to public transportation, commercial centers, and community facilities. This need is particularly applicable to single mothers, since they on the average have more children in their care than single fathers do, and also tend to have lower average incomes and lower rates of vehicle and home ownership than their male counterparts.

e. Farmworkers

Agricultural employment continues to be a significant economic activity in Contra Costa County. A

decline in agricultural employment is expected, however, as the area develops with urban uses. A precise estimate of the number of agricultural workers in Brentwood is currently unavailable. However, ABAG's Projections 98 estimates that there are roughly 60 agriculture and mining jobs in the Brentwood Sphere of Influence. Depending on the season, the number of seasonal or migrant workers varies. The State Employment Development Department (EDD) estimates that there are currently approximately 800 seasonal migrant worker families in the Brentwood/Oakley/Byron area, an increase of 400 over 1985 estimates. Approximately 80 to 120 of these families are currently in need of housing, according to EDD estimates. One alternate view of the farmworker housing need is expressed by the Rural California Housing Corporation (RCHC), which indicated an existing unmet need for 318 housing units.

The Havenwood development, north of Brentwood, provides 22 dwelling units for farmworkers, and other housing is provided in the downtown area (12 to 15 units) and in seasonal migrant worker camps. There are five units located just east of the Downtown area on Chestnut Street.

Problems associated with farmworker housing typically include severe overcrowding and unsanitary or otherwise substandard living conditions. The Committee Regional Campesina has indicated that there is a particular need for housing units which can accommodate large families.

f. Homeless

Although precise estimates of the number of homeless people in the City of Brentwood are not available, there is little indication that there is an unmet need. The 1990 Census identified 32 visible homeless on the streets. There are currently no facilities in the city of Brentwood providing shelter for homeless or otherwise displaced persons on a regular basis. The Brentwood Police Department has very few reports of homeless people in the city. The Methodist church in Brentwood has a limited program of assisting people with food on a

case-by-case basis. A volunteer-run emergency "community chest" food bank is also available. The Police Department refers people in need of emergency shelter to the Salvation Army Emergency Assistance Program. This program, which primarily serves the Concord area, provides food and hotel vouchers in emergency situations. In addition to the Concord area program, there are various other public and private organizations able to provide assistance for homeless in Pittsburg, Antioch, Oakley and Byron. The Oakley office of the Contra Costa County Housing Authority provides referrals to these organizations, which include: the County Social Services Department; the Armory Shelter and County Office on Homelessness in Concord; the Seventh Day Adventist Church in Antioch; the St. Vincent de Paul Society in Pittsburg; and the United Council of Spanish Speaking Organizations in Brentwood. The County Housing Authority estimates that it provides referrals to 10 to 15 families from Brentwood each month.

Staff at the County Homeless Hotline, which serves the entire county area, indicate that they have referenced virtually no persons from Brentwood to these various organizations for emergency shelter. They report that the persons they provide referral service to in the east county area are in very large part from the cities of Pittsburg and Antioch. The potential need for emergency shelter in Brentwood is limited due to Brentwood's relatively very small population (7,563, 1990 U.S. Census), in comparison with the populations of Antioch and Pittsburg (62,195 and 47,564, respectively, 1990 U.S. Census).

The United Council of Spanish Speaking Organizations, which has several offices throughout the county, reports that most of its Brentwood clients, primarily migrant farmworkers with families, face problems with eviction and/or homelessness. According to the Council, these problems are mainly due to the practice of two to three families sharing a single dwelling unit, including both single- and multiple-family units (about evenly divided). The Council estimates that it receives requests for assistance from three to four single women each month in Brentwood, who

cannot make use of the migrant labor camps, which are suitable only for single men.

The Council refers homeless people to the County Housing Authority, to the Armory Shelter in Concord, and provides additional assistance with food, utility bills, Housing Authority programs, and other needs.

The Armory Shelter in Concord accommodates 45 to 50 people each night, and the Seaman's Shelter provides for both single men and women. Families in need of emergency shelter are directed to the Brookside Shelter in Richmond. No information is available on the number of people who come to these shelters from the Brentwood area.

The County Office on Homelessness is a non-profit organization that provides a loan program to assist with housing rents and utility bills. The office also operates an eight-unit apartment complex in Pittsburg that serves as an emergency shelter. The office receives calls from the Brentwood area, typically from people who face eviction from their housing units.

The Phoenix Multi-Service Center in Antioch provides shelter and medical referral assistance for homeless persons who have mental health and substance abuse problems. A staff person at the Center estimates it provides services for an average of four clients per month who claim residency in Brentwood, but that it is not possible to make any estimate of the number of persons lacking permanent shelter in Brentwood.

The Sherman House in Concord provides emergency 48-hour shelter for young persons aged 8 to 18 in family or other crisis situations. A staff person estimates that it provided assistance to about 500 youths from throughout the county in the past year, of whom about one-third were from the combined cities of Pittsburg, Antioch and other cities east of Willow Pass. However, no figures are available regarding specific communities such as Brentwood.

Information on homeless women is not available directly from the various sources described above. However, a County-wide non-profit organization,

Battered Women's Alternatives, which provides shelter for women in cases of domestic violence, has indicated that in fiscal year 1989-90, it provided emergency shelter to 16 women who were Brentwood residents.

In overall terms, there may be limited cases of homelessness or a need for emergency, transitional housing, which could be attributed primarily to inadequate housing for farmworkers in the surrounding vicinity. However, because of the difficulty in quantifying the number of homeless persons or those in need of emergency shelter, and because most estimates are quite low (five or less), there is a strong indication that any estimate would be highly variable. The need for homeless shelters and transitional housing exists in the east County area as a whole. However, given the very low estimates of need in the City and the availability of emergency and transitional housing in the immediate area, there is not sufficient unmet need to necessitate the designation of sites for homeless shelters or transitional housing in the City of Brentwood. The City has, however, included an action to amend the City's zoning ordinance to reflect zoning districts where homeless shelters and transitional housing can be located.

PROJECTED HOUSING NEEDS

1. Regional Fair Share Housing Allocation

The Association of Bay Area Governments (ABAG), in its publication titled Housing Needs Determinations (January 1989), has determined the existing and projected housing need for the Bay Area region. The report also indicates, for the individual cities and counties, the respective shares of the total projected need for the periods 1988-1990 and 1990-1995.¹ The housing need projections are based on the regionwide population, employment, and household forecasts contained in Projections 87, an earlier version of the Projections 90 report.

¹ Because of statutory extensions for time for updating municipal housing elements, the fair share housing projections set forth by ABAG for the 1988-1993 time period are the needs projected for 1988-1993.

ABAG defines "existing housing need" as the housing need for the Bay Area and its counties and cities as of January 1, 1988. The total 1988 existing housing need for Contra Costa County was 3,870 housing units, of which the then-existing need in Brentwood was nine housing units. The total combined 1988-1990 and 1990-1995 housing need projected by ABAG for Brentwood is for 1,905 units, as shown in Table 17.

As shown in Table 21, there is an estimated balance of 129 units as the remaining unmet need.

2. Units Eligible for Conversion to Market Rate

Within the City of Brentwood, only one housing development, the Van Jansee Apartment complex, was subject to conversion within the housing program period ending in 1999. Four units within this 13-unit complex were restricted for occupancy for lower income households. This project was assisted through the use of Mortgage Revenue Bonds issued by Contra Costa county in 1985. Since mortgage revenue bonds issued in 1985 were not subject to subsequently enacted requirements restricting rents in assisted units, the Van Jansee Apartments are not subject to a regulatory agreement restricting rents for a specific period. As such, these units are not subject to the expiration of any rent restrictions and are, therefore, not at risk of conversion to market rate.

The City has analyzed the cost of replacing the four restricted units with newly constructed units, and compared this cost with the cost of preserving the existing restricted units.

The public subsidy to replace the four units is estimated to be \$25,043 per unit (in 1992 dollars), or a total of \$100,172. Using a preservation strategy involving a rent subsidy to ensure rents for the four restricted units are affordable to lower income households, the subsidy required is estimated at \$11,413 per unit or a total of \$45,652 (in 1992 dollars). Based upon the analysis, the City concludes it is more cost effective to preserve the existing units than to build and subsidize the rents of new units.

The City of Brentwood has had discussions with the property owner regarding possible conversion of assisted units to market rate. The owner has been very satisfied with his involvement in this program and does not anticipate changes in the rent structure. Subsequent to the termination of the bonds, no changes were, in fact, made. Due to tenant tenure, the current rent for the assisted units is \$660 per month, higher than rents in the non-assisted units which have been occupied by the same tenant for a longer time. The City will continue to monitor this project and work with the owner to protect the affordability of the units.

The City contacted two nonprofit housing corporations (Eden Housing, Inc. of Hayward, CA and Rural California Housing of Sacramento, CA) who indicated their interest in the right of first refusal program, to ascertain their interest in working with the City of Brentwood to preserve the affordability of units within the city.

While there are other units within the City that are subject to rent restrictions as a result of density bonuses or other City assistance programs, none of these units will be eligible for conversion during the planning period.

RESOURCES

1. Inventory of Available Sites

In updating the City's General Plan, the City designated those lands that were determined to be suitable for residential development. Public services to these residentially planned lands are either currently available or are planned to be extended to these sites through the City's capital improvements financing Program.

In 1993, a total of 7,777 acres were designated for residential development which would support 28,419 units using the average densities set forth in the General Plan Land Use Element. Subsequent to the General Plan update, substantial residential development occurred, including both single family and multi-family development. In addition, a substantial amount of affordable, income-restricted housing was developed in the eastern portion of the City. As noted in the evaluation of

the 1993 Housing Element, it was found that a broader distribution of medium and high density residential lands in the western portion of the City was needed. A detailed review of the City's planned land use pattern was undertaken by the City's Housing Element Task Force in late 1997 and early 1998, resulting in the recommendations outlined in Table 23. Upon approval of these recommendations by the City Council, the availability of land (as of 1998) for the development of new housing would as shown in Table 18. This table provides a residential land use summary which shows the land use designations, density ranges, acres available, and the dwelling unit and population yield. As shown in Table 23, a total of 27,301 dwelling units could be constructed within the City of Brentwood and its sphere of influence. It is the intent of the City to annex all of the land within its sphere by the Year 2005.

According to the ABAG Regional Housing Needs Assessment, 1989, 1,905 units were needed to meet the 1988-1995 (now 1988-1999) needs for new housing construction. As shown in Table 22, Brentwood's remaining need for the 1988-1999 housing program period is 129 dwelling units (74 for very low income households and 51 for low income households).

TABLE 23
GENERAL PLAN DWELLING UNIT POTENTIAL OF VACANT LANDS,
INCLUDING APPROVED SUBDIVISIONS, 1998

	General Plan Designations					
	RE	VL	L	M	H	DT
Areas Outside of Special Planning Areas						
Acreage	35.9	1,150.1	3,097.6	376.1	151.3	6.8
Mid-Range Density (du/ac)	0.5	2.0	3.0	8.0	15.5	8.0
Potential Units Outside of SPAs	18	2,300	9,293	3,009	2,345	54
Special Planning Areas						
Acreage	10.5	475.0	717.0	680.0	112.0	0.0
Mid-Range Density (du/ac)	0.5	2.0	3.0	8.0	15.5	8.0
Potential Units Within SPAs	5	950	2,151	5,440	1,736	0
TOTAL ACREAGE	46.4	1,625.1	3,814.6	1,056.1	263.3	6.8
TOTAL DU POTENTIAL	23	3,250	11,444	8,449	4,081	54
% OF TOTAL POTENTIAL DUs	0.1	11.9	41.9	31.0	14.9	0.2
Legend RE: Residential Estate M: Medium Density SPA: Special Planning Area VL: Very Low Density H: High Density du/ac: Dwelling Units per Acre L: Low Density DT: Downtown DU: Dwelling Unit Source: LSA Associates, Inc.						

The City has designated a sufficient number of acres at appropriate densities to allow the development of a variety of housing types to meet its housing needs. Densities in the high density residential category are being set in the range of 11.1 to 20.0 dwelling units per acre, with a mid-range of 15.5 dwelling units per acre. The areas designated for high density residential development, 263 acres, would support development of 4,081 dwelling units at the mid-range density, 5,266 dwelling units if all high density development occurred at the maximum allowable density, and 5,953 if all high density development occurred at the maximum allowable density **and** was granted a 25 percent additional density bonus for the provision of affordable housing. The City

has successfully developed a number of affordable units at not only high densities, but also at medium and low densities. Because of the relatively low cost of land in Brentwood and the County's high median income, the typical new single-family development in Brentwood is affordable to moderate income households, while typical rental developments are affordable to low income households. While some type of housing incentive program is needed to produce housing that is affordable to very low income households, projects such as the Marsh Creek Vista single-family subdivision and the Sycamore Place Apartments have demonstrated that housing which is affordable to very low income households (under \$30,050 household income for a family of four)

need not be limited to areas zoned for high density development, but can, in fact, be built at low to moderate densities. For example, Marsh Creek Vista, which provides 102 single-family units affordable to very low and low income households, has a density of only 6.58 dwelling units per acre (du/ac). The approved Arroyo Seco project, which will provide 65 units affordable to very low income households, is also a single-family subdivision with a planned density of 4.33 dwelling units per acre, and the recently constructed Sycamore Place Apartments were developed at a medium density.

The City will monitor residential development activity, and annually evaluate the inventory of available sites to determine how effective General Plan density ranges are in supporting an equitable distribution of affordable units throughout the community.

REDEVELOPMENT POTENTIAL

The City's redevelopment agency is actively involved in the implementation of two project area plans, the Downtown Plan and the North Brentwood Plan. The focus of these plans is to facilitate the development of affordable housing by paying the costs to provide public improvements including new streets, curbs, gutters, sidewalks, utility undergrounding, sewer, water, stormdrain system improvements. Through the public investment in infrastructure, these areas can be developed by the private sector and non-profit corporations without the burden of financing public facilities, thus reducing the total cost of construction. Housing set-aside funds generated by the redevelopment agency will also be used for housing rehabilitation projects within the eastern portion of the City.

2. Public Facilities and Services for Residential Development

As of 1993, the City issued \$21.0 million in Assessment District bonds to finance the sewage treatment plant expansion, water storage facilities, as well as road improvements and other capital facilities. Through the assessment of real property, property owners will repay the bonds, thereby

relieving the City of the liability for repayment. The treatment plant expansion will accommodate 3,000 new housing units in the City. These units will be constructed by the 15 builders participating in the assessment district. Infill development in the City will be accommodated using 553 excess allotments from prior years.

The City is currently investigating the possibility of a second assessment district bond issue to fund an additional sewage treatment plant expansion, as well as expansion of school facilities and improvements to major thoroughfares, such as Balfour Road and Fairview Avenue. These improvements would accommodate planned future annexations and development in the City.

In the future, a substantial portion of new development will occur in the form of large planned developments within Special Planning Areas in the western portion of the City. These large planned communities will be of sufficient size to self-finance major infrastructure expansions.

3. Opportunities for Energy Conservation

There are many opportunities for conserving energy in new and existing homes. Housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations.

DEVELOPMENT CONSTRAINTS

1. Government Constraints

Land Use Controls

The City of Brentwood exercises a number of land use controls which directly affect the development of housing. Some of these programs place certain

restrictions on housing development, while others encourage housing production

a. Growth Management:

In 1988, the City adopted Ordinance 423 which guarantees that services will be available to service residential growth. The language is included as Section 17.805 which is part of the Zoning Code. The services that are outlined in this Ordinance include:

- an adequate water supply and storage
- adequate sewer capacity
- drainage facilities
- schools
- roadways.

The City Council is required to make appropriate findings which ensure that these services will be provided. Through the issuance of Assessment District bonds and the payment of development fees, these services are being paid for and built.

These are normal infrastructure requirements, needed to ensure the protection of public health and safety, as well as to ensure that adequate educational facilities are available to serve new families moving into the community. Because the provision of even normal infrastructure can be expensive, and in recognition of the need to avoid constraints to the development of affordable housing, the City included in the program exemptions from financial participation for the following:

- senior citizen housing
- residential projects which contribute to the City's regional fair share allocation
- residential projects of four or fewer units by a single developer per year
- residential projects of 10 or fewer units within the City's redevelopment areas.

Exemptions from the allocation program have been applied to the Green Valley Apartments, the RCHC housing subdivision, as well as several scattered infill projects. These exceptions will apply to any project proposed during the planning period .

The City locks in these units through the use of development agreements. Development agreements are structured in a way to ensure that the property owner/developer retains these units as low income/senior status. The City has the regulatory power, mostly through the use of bond money and/or fines, to subject property owners/developers who do not comply with a particular development agreement. Lastly, these agreements are recorded against the property.

b. Density Bonus

In 1989 the City adopted a density bonus ordinance in accordance with the existing provisions of State law. The ordinance provides for a 25 percent density bonus for housing development which will meet the following qualifications:

- Housing Development for Low and Moderate Income Households: At least 25 percent of the units must be for low and moderate income households.
- Housing Development for Lower Income Households: At least 10 percent of the units must be for lower income households.
- Housing Developments for Senior Citizens or Disabled Households: At least 50 percent of the units must be for senior citizen or disabled households.
- For Condominium Conversions: At least 33 percent of the units must be low or moderate income households and 15 percent for lower income households.

Where a development meets these qualifications the City must provide other incentives of equivalent financial value in lieu of the density bonus.

A density bonus must be granted where twenty-five percent of the units are for lower income households or lower income elderly households and where the rents of at least half of the units is no greater than twenty percent of eighty percent of median monthly household income for the household.

The City has granted density bonuses to assist in the development of affordable housing. However, the City recognizes that its existing ordinance does

not reflect the most recent changes in State law and may not afford the level of assistance intended by the law. Accordingly, the City will take action to modify the density bonus ordinance consistent with current statutory requests. An action has been included in this element to enact the necessary modifications.

c. On-Site Improvements

Required on-site improvements for residential development are determined largely by the zoning of the property. There are five basic residential zoning districts in the City of Brentwood: RE (Ranchette Estate), R-1-E (Single Family Residential Estate), R-1 (Single Family Residential), R-2 (Moderate Density Multi-Family Residential), and R-3 (High Density Multi-Family Residential). Residential uses are also allowed on up to 49 percent of land or building area, subject to a conditional use permit, in the COR (Commercial Office Residential), CR (Commercial Residential), and within the PEC (Planned Employment Center) zone districts, at any of the densities currently permitted in the City's General Plan. The SPF (Semi-Public Facility) zone allows senior housing development, at a density to be determined by the City, depending on site conditions and other constraint. A principle of density transfers is utilized by the City in considering all master planned zoning districts (i.e., PD, PEC), such that higher densities of housing development are

allowed on many sites, on the condition that the gross density of the site does not exceed the specified limit. This permits developers to designate a portion of their sites for higher density development which can be more affordable to low- and moderate-income households.

The quantity of vacant land in zoning districts such as CR, COR, PEC, and other mixed use districts, as well as the conventional zoning districts (R-1-E through R-3) provides an opportunity for development of a broad range of housing types, capable of serving all income groups.

The Zoning Ordinance establishes lot dimension and setback requirements for structures in each residential zoning district. Table 24 shows parking requirements for residential units as established by the Zoning Ordinance. Brentwood's requirements for on-site improvements as expressed in the Zoning Ordinance are not considered to be unusually restrictive as a constraint on the development of housing and requests for reductions in on-site improvements such as parking for senior projects is handled on a case by case basis and all past requests have been granted.

TABLE 24
PARKING REQUIREMENTS: CITY OF BRENTWOOD
ZONING ORDINANCE
Housing Element, City of Brentwood, California

Residential Use Type	Parking Requirement
Single-Family Dwelling	2 private spaces in a garage, plus one space per secondary unit
2- and 3-Family Dwelling	2 private covered spaces per dwelling unit
Dwellings for 4 or more Families	1 private covered space and one uncovered (public) space per unit
Condominium	2 private spaces in a garage, plus 2 public spaces per unit
Mobile Home Park	2 private spaces (1 covered) on each lot, plus 1 uncovered (public) space for every 2 lots

Source: City of Brentwood Zoning Ordinance, Section 17.620.007

d. Building Codes

Building codes are not a serious constraint to residential development. Building inspections in Brentwood are conducted by the City's building inspectors, for approval of new construction for occupancy, and to respond to specific complaints. However, there is presently no active code enforcement program being conducted by the City.

New construction is required to meet the standards of the Uniform Building Code, which was revised in 1988, and adopted in a modified form for the specific requirements of the City. The changes in the UBC primarily concern the special soil conditions in the area, which requires special foundation standards to protect against termites. In addition, the UBC establishes engineering requirements for foundation systems for manufactured housing units, which are allowed in all residential zone districts.

e. Processing and Permit Procedures

Development review also affects housing costs. Because of holding costs, the longer it takes for a development proposal to be approved, the higher the development costs. In the City of Brentwood,

an application for a residential project containing about 20 units typically requires a processing time (from filing of the initial application to Final Map approval) of 6 to 12 months. However, actual processing time varies according to the size and scope of the project. While the City of Brentwood attempts to process development applications in a timely and efficient manner, some delays are outside the control of the City. Delays in processing can occur if environmental review, pursuant to California Environmental Quality Act (CEQA), requires an EIR to be prepared. At times, approval from state of other agencies may also be required for certain types of projects.

f. Fees and Fee Waivers

Development processing and permit fees and exactions also add to housing construction costs Table 25). The City estimates that its residential development fees total \$18,285 per single family dwelling unit and \$14,064 per multi family dwelling unit. Additional fees imposed by other public agencies bring the totals to \$20,650 and \$16,450, respectively.

**TABLE 25
PLANNING AND DEVELOPMENT APPLICATION FEES**

APPLICATION TYPE	FEE
<u>General Plan Amendment or Specific Plan</u>	
Up to 5 acres	\$ 1,869
6 - 50 acres	\$ 5,233
50 + acres	\$ 6,354
<u>Rezoning</u>	
Up to 5 acres	\$ 2,332
6 - 50 acres	\$ 6,530
50 + acres	\$ 7,930
<u>Planned Unit Development Plan for:</u>	
Residential	
Up to 5 acres	\$ 2,332
5 - 50 acres	\$ 6,530
50+ acres	\$ 7,930
Non-Residential	
Up to 5 acres	\$ 933
5 - 50 acres	\$ 2,332
50+ acres	\$ 4,664

APPLICATION TYPE	FEE
<u>Variances</u>	\$ 768
Residential	\$ 2,151
Up to 5 acres	\$ 2,612
5 - 50 acres	
50+ acres	\$ 307
Non-Residential	\$ 768
Up to 5 acres	\$ 1,536
5 - 50 acres	\$ 268
50+ acres	
Administrative Variance	
Temporary Use Permit	\$ 209
<u>Tentative Parcel and Tract Maps</u>	
Residential	
1 to 5 lots	\$ 3,155 plus \$10/lot
6 - 50 lots	\$ 13,154 plus \$10/lot
50 + lots	\$ 18,149 plus \$10/lot
Commercial/Industrial	
1 to 5 lots	
project < 1 acre	\$ 2,365
project > 1 acre	\$ 2,865 plus \$1,000/acre
6 - 50 lots	\$ 12,854 plus \$1,000/acre
50 + lots	\$ 17,849 plus \$1,000/acre
<u>Conditional Use Permit</u>	
Residential	
1 - 5 units	\$ 768
6 - 50 units	\$ 2,151
50+ units	\$ 2,523
APPLICATION TYPE	FEE
Non-Residential	
Up to 2,500 sq. ft.	\$ 505
2,501 - 10,000 sq. ft.	\$ 1,261
10,001 + sq. ft.	\$ 2,523
Time Extension for Subdivision Map	\$ 400 plus \$4/lot
Development Agreement	\$ 2,612
<u>Design Review</u>	
Residential	
1 - 5 units	\$ 1,124
6 - 50 units	\$ 3,147
50+ units	\$ 3,821
Non-Residential	
Up to 2,500 sq. ft.	\$ 505
2,501 - 10,000 sq. ft.	\$ 1,261
10,001+ sq. ft.	\$ 2,523
Landscape Plan	\$ 419
Environmental Review	
Categorical Exemption	\$ 96
Negative Declaration	\$ 1,793

APPLICATION TYPE		FEE		
Environmental Impact Report		Consultant Cost + 25%		
Grading Permit Up to 10,000 cu. yd. > 10,000 cu. yd.		\$ 400 \$ 500		
BUILDING PERMIT FEES FOR A TYPICAL 2,000 SQ. FT. LIVING AREA WITH A 400 SQ. FT. GARAGE (based on the following assumed valuation of construction)				
Basic Construction of Dwelling Unit		\$ 67.60/sq. ft.		
Air Conditioning		\$ 3.00 /sq. ft.		
Garage		\$ 19.90 /sq. ft.		
Fencing		\$ 6.50/linear foot		
Building Permit		\$ 822.64		
Plan Check (Master plan check only - 1 lot only to be built with this plan)		\$ 534.71		
Electrical		\$ 158.75		
Plumbing		\$ 170.30		
Mechanical		\$ 158.75		
S.M.I. Fee		\$ 15.04		
Construction Water		\$ 4.00		
Water Meter		\$ 85.00		
FACILITIES FEES		Single Family (\$ per d.u.)	Active Senior (\$ per d.u.)	Multi-Family (4 per d.u.)
Water Storage and Treatment		766.62	595.92	597.25
Water Treatment and Supply		2,556.02	1,986.89	1,991.32
Wastewater Treatment		2,687.58	1,785.32	2,063.68
APPLICATION TYPE		FEE		
Wastewater Collection		405.59	303.00	334.65
Roadways		4,427.46	4,123.61	3,409.12
Parks and Trails		3,838.10	2,504.87	2,895.41
Community Facilities		1,128.83	771.45	876.13
Administration		499.50	381.37	384.42
EDFPD Fire Mitigation Fee		296.00	296.00	296.00
Total Facilities Fees		16,605.71	12,748.42	12,847.97
Single Family Dwellings: SQ. FT. OF DWELLING SQ. FT. OF DWELLING SQ. FT. OF DWELLING SQ. FT. OF GARAGE LIN. FT. OF FENCE		X \$67.60 X \$74.00 (custom built one time in one year) X \$ 3.00 (air conditioning) X \$19.90 X \$6.50		
FEES IMPOSED BY OTHER AGENCIES				
Drainage Fees		Varies by location		
School Facilities		Varies by location		

These estimates do not include school impact fees, which are currently set at \$3.15 per square foot of habitable floor space.

The City of Brentwood's fees for new residential development appear to be somewhat higher than fees charged by other cities in Contra Costa County and the Bay Area. A study prepared by the Bay Area Council in 1988 indicates that, in Contra Costa County, development fees for a 1,434-square-foot home in a 100-unit planned development ranged from \$6,141 (in the City of Pittsburg) to \$13,097 (in Oakley, an unincorporated area). In the Bay Area as a whole, the median fee for this typical home was found to be \$9,110. It is important to note that the study listed the City of Brentwood's estimated fee as \$9,590, just slightly higher than the Bay Area median. (Ref. Bay Area Council, Taxing the American Dream, 1988, pages 18-19.)

The City's Density Bonus ordinance allows the granting of fee waivers for qualifying projects that provide low- and moderate-income or senior citizen housing. Fee waivers are intended as an incentive to ensure that projects receiving density bonuses will be developed at a reduced cost (City of Brentwood Zoning Ordinance, Chapter 17.720).

g. Availability of Assistance Programs

The City of Brentwood does not have the financial resources or sufficient staff to undertake major housing assistance programs without substantial backing by State or federal agencies. Existing funding for federal and State programs is not sufficient to meet State-wide demand which, in turn, limits the City's ability to meet its needs. Therefore, the limitations on availability of outside assistance programs acts as a constraint to the provision of affordable housing.

h. Programs to Avoid Increasing the Over-Concentration of Affordable and High Density Housing

One of the proposed new Housing Element policies is designed to help avoid increasing the concentration of multi-family housing (and, therefore, the over-concentration of lower income households) in the eastern portion of the City.

Policy 3.3 would not permit the development of new multi-family development within neighborhoods exhibiting an over-concentration of lower income households. The net effect of this policy will be a 987 dwelling unit reduction in new residential development potential from 27,301 new units to 26,314 new units. This is more than sufficient to provide an adequate supply of land for the development of housing for all economic segments of the community during and long beyond the present and next housing program period.

While Policy 3.3 represents a constraint on the production of multi-family housing within certain portions of the City, there are several mitigating factors, including:

- New market rate and affordable single family developments will be permitted within over-concentrated neighborhoods (census block groups).
- Single family, affordable housing projects will be eligible for density bonuses and the other incentives set forth in the Housing Element.
- Within Brentwood, it has been demonstrated that affordable housing can be developed at low densities.
- Adequate land is available for the development of medium and high density housing within neighborhoods that do not exhibit an over-concentration of lower income households (see Table 26).

Additional incentives beyond those required by law will be provided for the development of affordable housing within these census block groups (see Program 3.4.1).

I. Potential for Inclusionary Housing Programs

Housing Action Program 3.4.2 indicates that the success of the City's voluntary incentives for the production of affordable housing would be monitored. If these incentives prove incapable of achieving the City's objectives for (1) the production of housing for very low, low, and moderate income households, and (2) achieving an equitable distribution of housing for very low, low, and moderate income households throughout the

community, mandatory provisions for inclusionary housing would be adopted.

If such a requirement were to be adopted, the potential exists for increasing the cost of *market rate* housing within the City, thereby creating a constraint on the development of housing.

There are several mitigating factors that should be considered, including the following.

- Much of the future housing development within the City will occur within Special Planning Areas that are large in size (over 900 and 3,000 dwelling units), providing substantial opportunities for capitalizing infrastructure in such as manner as to make it feasible to develop affordable housing.

TABLE 26
GENERAL PLAN DWELLING UNIT POTENTIAL OF VACANT LANDS,
INCLUDING APPROVED SUBDIVISIONS, AND ASSUMING THAT NO MULTI-FAMILY
DEVELOPMENT OCCURS WITHIN NEIGHBORHOODS EXHIBITING AN OVER-
CONCENTRATION OF LOW AND MODERATE INCOME HOUSEHOLDS, 1998

	General Plan Designations					
	RE	VL	L	M	H	DT
General Plan Dwelling Unit Potential						
Acreage	46.4	1,625.1	3,814.6	1,056.1	263.3	6.8
Mid-Range Density (du/ac)	0.5	2.0	3.0	8.0	15.5	8.0
Potential Units Outside of SPAs	23	3,250	11,444	8,449	4,081	54
Multi-Family Lands within Over-Concentrated Neighborhoods						
Acreage				127.4	26.8	3.0
Existing Mid-Range Density (du/ac)				8.0	15.5	8.0
Existing Potential Units				1,019	415	24
Mid-Range Density While Over-Concentrated			3.0			
Potential Units While Over-Concentrated			471			
Net Change			471	(1,019)	(415)	(24)
TOTAL DU POTENTIAL	23	3,250	11,915	7,430	3,666	30
Legend						
RE:	Residential Estate	M:	Medium Density	SPA:	Special Planning Area	
VL:	Very Low Density	H:	High Density	du/ac:	Dwelling Units per Acre	
L:	Low Density	DT:	Downtown	DU:	Dwelling Unit	
Source: LSA Associates, Inc.						

- The Housing Element specifies that the requirement can be met with a combination of income restricted and non-income restricted housing.
- The relative low cost of land within Brentwood increases the opportunity for meeting the affordable housing requirement with market rate rental housing.
- All of the development incentives available to residential projects in the western portion of Brentwood will be available to assist in the development of the required affordable housing.

2. Non-Governmental Constraints

a. Land Costs

The price of land is a significant ingredient in the total cost of housing. Developed land costs typically account for about one-quarter of the total cost of a home. Land costs in the Bay Area have consistently been increasing since World War II as a result of inflation, increased demand due to population immigration, and decreasing land supply. This increase has an adverse effect on the ability of households, particularly low- and moderate-income households, to pay for housing.

Land costs of single-family residential lot in the City of Brentwood, as of 1998, typically are \$50,000 to \$80,000, depending on the extent of improvements contained on the lot. Typical single family home prices in the City are priced at around \$225,000. Based on these estimates, land costs in the City represent from about one-quarter to one-third of the selling price of a home. Within Brentwood, the housing market is currently producing new, four and five bedroom homes with over 2,000 square feet of living area at prices that are affordable to moderate income residents. In addition, the housing market is producing three bedroom rental units that are affordable to low income residents.

b. Construction Costs

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to

the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). Current construction costs for a single family home are roughly \$55 per square foot. This is typical for the San Francisco Bay area, and does not present a significant constraint to the production of housing within Brentwood. As noted above, the development community is currently producing market rate for-sale housing that is affordable to moderate income households and rental housing that is affordable to low income households.

c. Availability of Financing

The availability of money of capital is a significant factor that can impact both the cost and the supply of housing. There are two types of capital involved in the housing market: (1) capital used by developers for initial site preparation and construction, and (2) capital for financing the purchase of units by homeowners and investors.

In general, financing for new residential development in Brentwood at the present time (1998) is readily available at reasonable interest rates. The current low interest rates have proven to be a significant benefit to the production of housing by facilitating affordable construction financing and mortgage rates.

QUANTIFIED OBJECTIVES

The City of Brentwood has designed a number of action programs which will focus City resources on meeting its projected housing needs. The City recognizes that there are a number of factors impacting the provision of affordable housing and that it will not be able to meet the projected need during the planning period. Accordingly, the City has identified its quantified objectives for new construction and rehabilitation. Rehabilitation of existing units is expected to be achieved through the City's efforts to link property owners with available financial assistance programs. The City's conservation quantified objective is based upon projected results of the Redevelopment Agency's public facilities program as well as the City's efforts to assist and cooperate with non profit,

private, and other public entities to preserve as well as provide additional affordable units.

The City has established its quantified objectives on the basis of ABAG projections for the City of Brentwood for the period of 2000-2005. A preliminary breakdown of ABAG projections into very low, low, moderate, and above moderate income groups was made based on the methodology that ABAG employed in its last delineation of housing needs by income groups (Table 27). Overall, it is the objective of the City of Brentwood that a sufficient number of market rate housing projects take advantage of the affordable housing incentives offered to these projects to achieve the following:

- 15 percent of the housing developed in the City be affordable to lower income households (5 percent very low income, 10 percent low income), and
- this affordable housing be designed to be integrated with market rate housing. The quantified objectives for new residential development are based on the most recent ABAG growth projections, which show significantly more rapid increases in population and housing than the City has projected in its General Plan and believes to be possible. It is the intent of the City of Brentwood to work with ABAG to formulate a more reasonable projection of future growth and housing needs as part of the next regularly scheduled update of the Housing Element (year 2000).

TABLE 27
QUANTIFIED OBJECTIVES 1999-2004

PROGRAM	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
New Construction	655	455	545	1,200	2,855
Rehabilitation	15	20	35	0	70
Conservation	30	50	10	0	90



COMMUNITY DESIGN ELEMENT

COMMUNITY DESIGN ELEMENT

SETTING

The purpose of this chapter is to define the urban form and character of the community, and to preserve and enhance the desirable aspects.

The overall character of Brentwood reflects its status as a residential/agricultural community located on the edge of major agricultural lands in eastern Contra Costa County. Existing development is located immediately around the downtown; however, the majority of future growth is expected to fan out primarily in a westerly and northwesterly direction across flat to hilly terrain. As this growth pattern takes place it is important to the Brentwood community that the small town character, natural foothills and agricultural lands be preserved as much as possible. This includes retaining and enhancing the downtown area, establishing pedestrian friendly neighborhoods, protecting surrounding vistas, providing agricultural buffers, and establishing clear transitions between surrounding communities.

As of 1992, the Downtown area of Brentwood has seen an enhancement of the streetscape, including specialty paving at cross walks and street tree planting, historical light standards and street furniture. The enhancement of other individual areas of town has occurred in conjunction with new development. However, with the exception of downtown, very little has been coordinated with a community theme in mind.

FORECAST

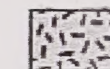
The City of Brentwood has the opportunity to continue the revitalization of the City's existing urban environment and coordinate design efforts in the new development areas. Existing development, open space, pedestrian and vehicular linkages, historic buildings and places, and trees and other natural features all combine to create a sense of place. The challenge for the City of Brentwood is to take all of these diverse urban design elements and shape them so that the resulting sense of place enhances the quality of life for the people who live and work in the community (Figure 8, Community Design).

Within the context of the planning area vast amounts of open space dominate the landscape in the form of orchards, row crops and grazing. Although much of this land will be transitioned into urban development, the City of Brentwood expects to preserve the views of the surrounding foothills and Mount Diablo and provide open space through quality planning and design.

As Brentwood and its neighboring communities expand their boundaries, the need to identify and maintain community edges will intensify. Open space in the form of agriculture or landscaped corridors is proposed to create the edge between communities. Proposed "gateways" to the City occur along major transportation corridors. Each gateway will contribute to the identity of Brentwood and should be considered an important element in distinguishing the City from other communities.

Community Design

LEGEND:



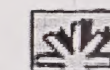
Topography Of Visual Significance



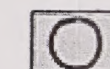
Special Landscape Treatment
(Gateway Routes)



Community Edge Buffers



Downtown



Gateway Monumentation
Special Landscape Treatment

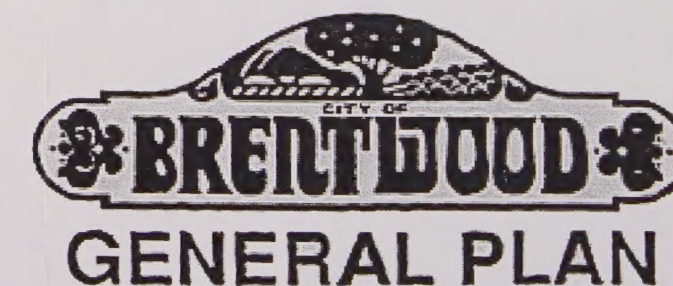
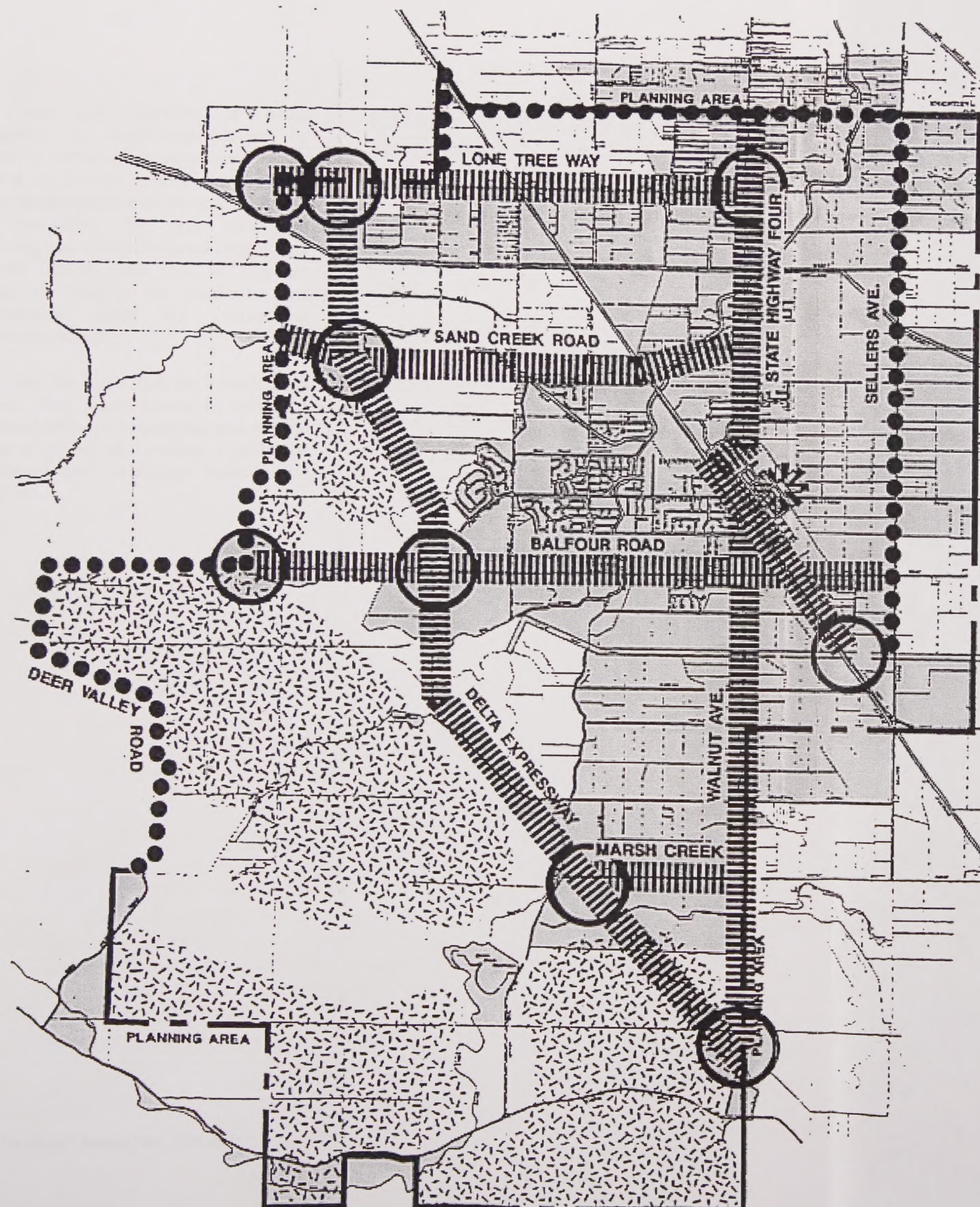


FIGURE: 8

The nature and character of future development in Brentwood should be designed to improve the appearance of the City and fit in with existing development. Historic buildings must be protected not only from destruction, but from ill-advised remodeling and poorly designed neighboring buildings. At the same time, the City can establish an identity for residential and non-residential areas by encouraging architectural diversity.

Streets are the links that tie communities together. New streets should be built at a scale comfortable to pedestrians, reducing the amount of paving and creating a landscape environment that encourages walking and bicycle use.

GOALS AND POLICIES

The following are goals and policies for Community Design:

Goal 1: Promote the highest standards of architecture and site design for all development projects, both public and private.

Goal 2: Preserve and enhance the views of dominant natural features (i.e. Diablo, Foothills and local open space).

Goal 3: Preserve and enhance the identity and small town character of Brentwood.

GOAL 1 - HIGH DESIGN STANDARDS: Promote the highest standards of architecture and site design for all development projects, both public and private.

POLICY 1.1 - Protect Downtown: Avoid strip commercial development on the periphery of Brentwood that detracts from the economic viability of the Central Business District.

1.1.1 - Regulate Commercial: Amend existing ordinances to regulate the types of commercial establishments, such as "fast food," so that they will not negatively impact traffic flow or community appearance.

1.1.2 - Driveway Distances: Implement an ordinance (or develop standards or design guidelines) establishing minimum distances between driveways for adjacent parcels.

1.1.3 - Neighborhood Commercial Centers: Locate neighborhood commercial centers at intersections of major arterials and collectors.

POLICY 1.2 - Well-defined Neighborhoods: Residential neighborhoods should be well defined with park and recreation facilities, schools, open space, and neighborhood commercial land uses that incorporate unifying landscape and architectural themes.

1.2.1 - Specific Plans and Design Guidelines: Require specific plans and design guidelines for proposed large scale residential developments.

1.2.2 - Relationship to Neighborhoods: Encourage developments that relate to existing neighborhoods and infrastructure.

1.2.3 - Neighborhood Centers: Create neighborhoods with visible and functional centers (e.g. parks, neighborhood commercial centers, community centers).

1.2.4 - Trails Master Plan: Implement the "Trails Master Plan" as development occurs adjacent to the designated areas within the plan.

POLICY 1.3 - Quality Landscaping and Design: Encourage quality landscape and design.

1.3.1 - Landscape and Design Standards: Prepare landscape and design standards for residential, industrial, office, commercial developments and streets.

1.3.2 - Expressway Views: Preserve views along Delta Expressway via golf courses, parks, setbacks and similar approaches.

1.3.3 - Commercial Improvements: Improve the appearance of older commercial buildings and assist businesses through redevelopment programs.

POLICY 1.4 - Character of Streets: Create streets which are pedestrian friendly and provide views of abutting neighborhoods.

1.4.1 - Street Tree Program: Adopt a street tree planting and maintenance program, establishing varieties, size, spacing standards, maintenance and replacement standards, planting schedules, etc.

1.4.2 - Financing: Use assessment districts, homeowners' associations and similar programs to install and maintain street trees, landscaping, fencing, landscaped sound walls, and other rights of way improvements.

1.4.3 - Design Review: Through design review, encourage sidewalks that are separated from the street by a tree planting area.

1.4.4 - Street Standards: Review existing residential and collector street standards with the intent to minimize paving to encourage lower vehicle speeds and make residential and collector streets more pedestrian oriented.

1.4.5 - Vehicle Enforcement: Strengthen enforcement controls over large trucks, inoperable vehicles, recreational vehicles, boats, and trailers that clutter the streetscape.

1.4.6 - Pedestrian Orientation: Establish pedestrian oriented amenities and design features in areas of new development.

POLICY 1.5 - Art in Public Places: Promote art in public places.

1.5.1 - Community Participation: Use community participation to identify appropriate art and locations.

1.5.2 - Incentives to Developers: Private developers should be offered incentives to provide outdoor art in public places, in a variety of forms such as stationary and kinetic sculptures, commemorative plaques, statues and murals.

1.5.3 - Funding Mechanisms: The City should develop funding mechanisms for civic art programs through such sources as hotel taxes, fees and new increment income, grants, and solicitation of gifts, donations and bequests.

GOAL 2 - VIEWS OF NATURAL FEATURES: Preserve and enhance the views of dominant natural features (i.e. Mt. Diablo, the Foothills and local open space).

POLICY 2.1 - Preserve Views: Preserve views of the surrounding countryside, landmarks and significant natural features such as Mount Diablo, nearby hills and ridge lines, and view shed corridors within developments.

2.1.1 - Ridgeline and Hillside Determination: The City shall perform a study to determine the prominent ridgelines and hillsides including an analysis of their characteristics and value to the community.

2.1.2 - Development Constraints Map: Identify vistas and view corridors of community-wide importance to be preserved and enhanced, and delineate these on a Development Constraints Map.

2.1.3 - Ridgeline Development: The City should not approve any land use change that will place development upon a major ridgeline.

2.1.4 - Hillside Development: Development of hillside areas shall balance the retention of open space areas with areas for new construction.

2.1.5 - Height Restrictions: Each development application or Planned Development Zone District shall include consideration of building height limitations and view corridors to preserve views of significant natural features.

2.1.6 - Revegetation: The City shall require revegetation of graded slopes with indigenous plant materials, where feasible, to maintain scenic views and assist in slope stabilization.

POLICY 2.2 - Preserve Agricultural Lands: Preserve agricultural lands adjacent to urban development, along the periphery of the community, and between development projects as feasible.

2.2.1 - Buffers: Utilize roadways and drainage ways as buffers between agricultural lands and development.

2.2.2 - Landscape Corridors: Establish landscape corridors along major roadways to serve as transition zones between agricultural lands and development.

2.2.3 - Perimeter Open Space: Along the periphery of the City, identify meaningful amounts of open space to be preserved and dedicated to the City by proposed developments.

POLICY 2.3 - Local Open Space: Preserve, maintain and enhance local open space.

2.3.1 - Delta Expressway Corridor Plan: Prepare a landscape plan for the Delta Expressway corridor.

2.3.2 - Citywide Open Space Plan: Prepare a Citywide Open Space Preservation Plan.

GOAL 3 - SMALL TOWN IDENTITY: Attempt to create a sense of "place" for the community by preserving and enhancing the identity and small town rural character of Brentwood.

POLICY 3.1 - Maintain Rural Character: Maintain and enhance the architectural character and rural heritage of the existing downtown area and the Brentwood community as a whole.

3.1.1 - Historic Inventory: Inventory and map significant historic buildings and areas within the Brentwood area.

3.1.2 - Design Review: Through the design review process, protect designated architecturally and/or historically significant areas, and require infill developments to be architecturally compatible with the surrounding area.

3.1.3 - Architectural and Landscape Guidelines: Prepare and adopt architectural and landscape guidelines for the Downtown area which identify the desired architectural character to be emulated.

3.1.4 - Public Facilities: The design and location of new public facilities such as City Hall, Police Stations, etc. within the downtown area shall be designed and located to be the focal points of downtown.

POLICY 3.2 - Neighborhood Integrity: Maintain and enhance the integrity and distinctive qualities of existing neighborhoods and districts within the Brentwood community.

3.2.1 - Architectural Review: Detailed standards, procedures, and guidelines regulating such items as building mass, materials, color, landscape treatment of front yards, etc., shall be used in architectural review of commercial and residential development and corridors.

3.2.2 - Design Review: Utilize design review to address acceptable design features, roof pitch, and the position of structures in relationship to the streetscape.

3.2.3 - Infill Development: Respect existing neighborhood scale and character when considering infill projects and/or upgrading existing residential neighborhoods.

3.2.4 - Intensity Standards: The Zoning Ordinance should be amended to include development intensity standards (i.e., lot coverage ratio/floor area ratio) for all residential zones.

3.2.5 - Neighborhood Associations: Encourage the formation of neighborhood associations with educational assistance made available by the City.

3.2.6 - Street Tree Planting: Adopt and fund a street tree planting and management program for existing and developing neighborhoods.

3.2.7 - Minimize Soundwalls: The use of soundwalls along thoroughfares is often necessary to maintain noise standards. However, the City's preferred method of attenuating adverse noise levels is to utilize a combination of frontage roads, earth berming and larger building setbacks along thoroughfares in new subdivision design.

When soundwalls must be constructed, they should be designed in a meandering pattern and setback a minimum average distance of ten (10) feet from the adjacent right-of-way with extensive landscaping in front of the wall.

POLICY 3.3 - Strong Transitions: Create strong transitions between the City of Brentwood and neighboring communities. Within Brentwood create major activity centers or nodes with intense development whose intensity decreases as you travel out of the node.

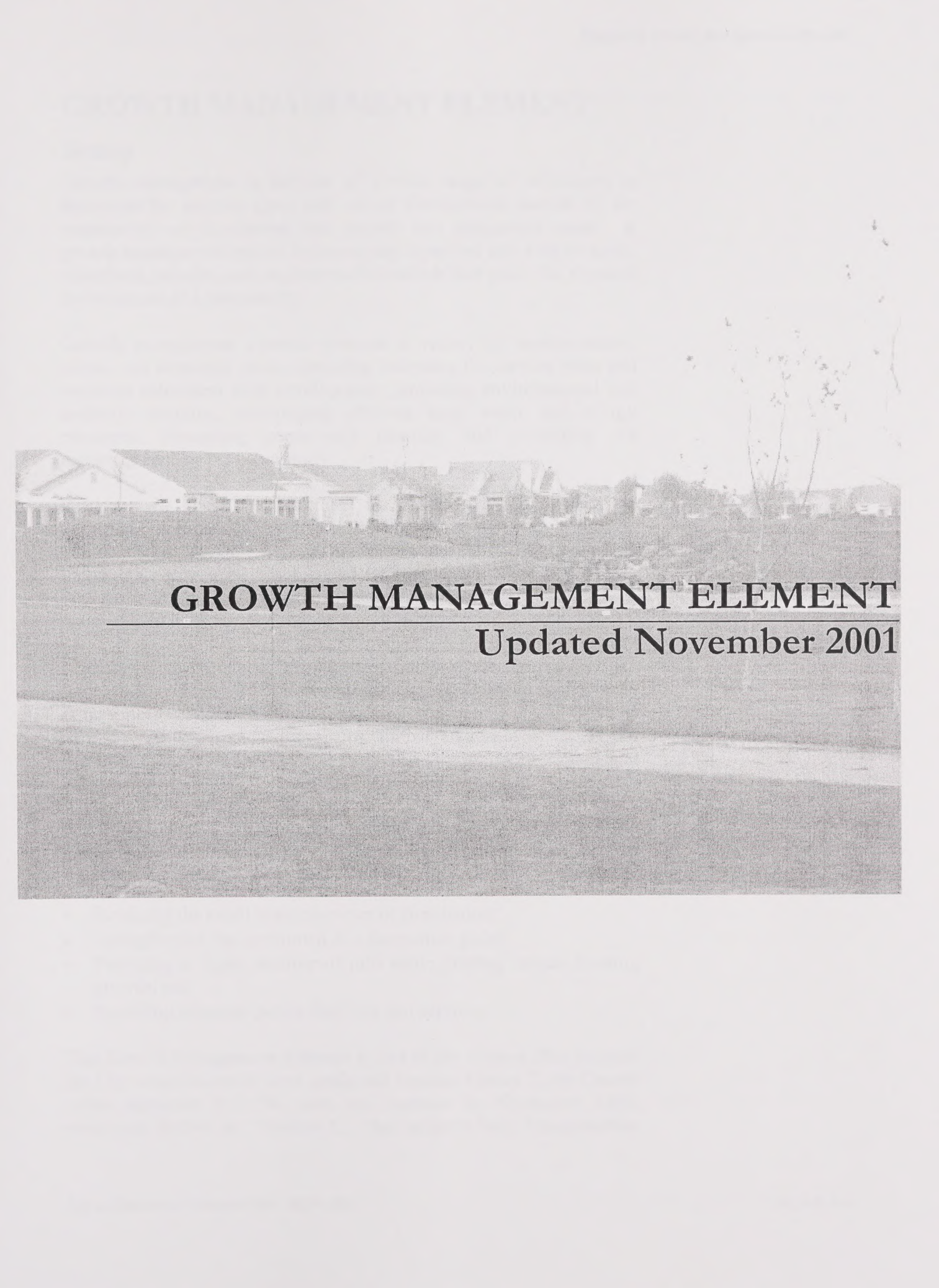
3.3.1 - Buffer Around Community: Boundary Agreements should provide for a buffer plan for Brentwood's Planning Area boundaries with Antioch, Oakley and Contra Costa County. (See Land Use element.)

3.3.2 - Community Gateways: Establish locations for community gateways that clearly define major entry points of Brentwood and require their dedication.

3.3.3 - Sign Program: Adopt an Informational Sign Program.

3.3.4 - Design Guidelines: Include design criteria (signage, landscape, and monumentation) for Gateway areas through the adoption of design guidelines.

3.3.5 - Rural Streetscape: Provide for unique streetscape design at rural edges of the community.



GROWTH MANAGEMENT ELEMENT

Updated November 2001

GROWTH MANAGEMENT ELEMENT

Setting

Growth management is the use of a wide range of techniques to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. A growth management system is commonly organized into a set of goals, objectives, policies, and performance standards that guide the physical development of a community.

Growth management systems promote a variety of environmental, social, and economic goals, including balancing the service costs and revenues associated with development; protecting environmental and aesthetic qualities; encouraging efficient land, water and energy resources; preserving community identity; and protecting the economic base of the community.

Development pressures continue to increase as Brentwood is considered a high quality, affordable alternative to housing located elsewhere in the Bay Area. While this development pressure is increasing, Brentwood has retained its small town nature, including features such as a stable downtown commercial core and large tracts of undeveloped land surrounding the community.

Nonetheless, development has increased traffic levels and the need for improved facilities and services. For instance, more traffic signalization is now necessary, and additional roadway improvements will soon be needed. Other community facilities, further addressed in the Public Facilities Chapter of this General Plan, also require improvements and expansion.

Brentwood citizens have indicated overall goals for the future of the City, which can be attained through development of a growth management system. These goals include:

- Retaining the small town character of Brentwood;
- Strengthening the downtown as a destination point;
- Providing a higher number of jobs while limiting annual housing growth; and
- Providing adequate public facilities and services.

This Growth Management Element is part of the General Plan because the City wants to reach these goals and because Contra Costa County voters approved a 0.5% sales tax increase in November 1988, commonly known as “Measure C,” that includes both Transportation

Improvement and Growth Management Programs. The overall goals of the Measure C program are:

- To relieve congestion created by past development through road and transit improvements funded by the proceeds of the sales tax increase.
- To prevent future development decisions resulting in deterioration of public services and acceptable traffic performance standards.

To be eligible for its share of revenue generated under Measure C, the City of Brentwood must commit itself, as matter of public policy, to carrying out the following objectives:

- Manage congestion by adopting and applying traffic service standards for streets, roads, and Regional Routes.
- Adopt policies for fire protection, police, parks, water, flood control, and sanitary sewer service level standards that will be met as the City grows.

The City of Brentwood continues to demonstrate a commitment to growth management while providing adequate levels of public services. This commitment is demonstrated through adoption of this element, which conforms to Measure C (Contra Costa Transportation Improvement and Growth Management Program) and Proposition 111, a state measure that provides funding to local governments on the basis of compliance with the Congestion Management Program (CMP).

In Contra Costa County, the CMP requirements have been incorporated into the Action Plan for East Contra County. Brentwood is participating in the preparation of the Action Plan for East Contra Costa County, along with the cities of Pittsburg, Antioch, and with Contra Costa County.

The key objective of the Action Plan is to maintain levels of service for roads and other public facilities. Failure to meet established standards could result in a reduced level of funding from Measure C and State sources.

The enactment of a Residential Growth Management Program (RGMP) in July 2001 illustrates the City's commitment to growth management. The RGMP establishes a residential growth allocation system that ensures that growth is high quality, orderly and efficient, while simultaneously achieving the City's appropriate share of the regional need for housing.

This element is also compatible with Section 17.805 of the City Zoning Ordinance, which addresses growth management within the City.

Forecast

The City of Brentwood shares Contra Costa County's concern about managing and planning for future growth and development. The City's intent is to ensure that roadways, parks, police, fire protection, sanitary sewer, water and flood control facilities are provided in an amount and manner that best serves the existing and future residents of the community.

The City of Brentwood plans to provide for orderly and efficient growth within the Brentwood Planning Area. The City's planned buildout population is approximately 76,226 people. The City intends to ensure that new developments will be served with adequate public infrastructure and that future services and infrastructure will be provided without placing a burden on existing residents and businesses.

This Growth Management Element establishes performance standards for public facilities and services. Traffic levels of service (LOS) and performance standards for fire protection, police, parks, sanitary facilities, water and flood control are included. By adopting and implementing this element, the City of Brentwood establishes a comprehensive, long-range program to meet the demands for public facilities generated by new development through master plans, capital improvement programs and development mitigation programs.

New growth and development in the City of Brentwood will increase the service and facility requirements within the City as well as those of other public agencies. All land use decisions have an effect on future municipal tax revenues and on the costs of delivering services. As long as Brentwood continues to grow in population and expand its economic base, the City's operating and capital budget will have to respond to an increased demand for services and improvements. However, the fiscal burden to the City's operating budget will be offset by increased revenue, primarily in the form of sales and property tax, from new development. Fiscal impact estimates suggest that if the General Plan Update buildout is achieved, the City's operating budget will experience a surplus. The continued growth of single family housing as the predominant development patterns in the General Plan will have a significant positive impact on property tax revenue to the City. Additionally, the targeted growth in retail space, and therefore in sales tax, will contribute to the positive net outcome of the Plan at buildout. The gains in these two revenue sources will contribute to offsetting the expected cost increases of serving new residents and new employment generating development,

resulting in an estimated fiscal surplus for the City. The City also has in place development fees intended to offset the impact to the City's capital budget. The growth management program will allow the City of Brentwood to manage urban expansion without burdening the community's resources and revenues, and constraining economic development.

Goals and Policies

The following goals, policies, action programs and implementation mechanisms embody the direction and requirements of the City of Brentwood's Growth Management Program.

GOAL 1: FACILITIES AND SERVICES

Adequate public facilities and services that are maintained or improved as Brentwood grows.

Policy 1.1 Municipal Services: Provide adequate public infrastructure (i.e. sewer, water, and storm drain) to meet the needs of existing and future development. (See Infrastructure Element.)

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
1.1.1 Master Infrastructure Plan: The City shall only approve developments which are in conformance with the following performance standards provided in the <i>Master Infrastructure Plan</i>: a) For sanitary facilities: The capability to collect and treat sewage according to the standards set forth in the City's National Pollution Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board. Average daily effluent flows have been determined for various land use types in the City's <i>Sewer Master Plan</i>. b) For water facilities: The City shall assure sufficient capacity to provide quality water that meets or exceeds the standards set forth by the California Department of Health Services to all potable water customers in the City. c) For flood control facilities: Until and unless FEMA maps flood zone areas within Brentwood, standards for the containment of flood events will be based upon the size of the effected watershed.	City of Brentwood Engineering Department	Modify and update the Master Infrastructure Plan as needed Other actions are ongoing	▪ Master Infrastructure Plans: Sewer Master Plan; Water Master Plan; and Reclaimed Water Master Plan (18, 22) ▪ Capital Improvements Program (4) ▪ Intergovernmental Coordination (16)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.1 Municipal Services (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.1.2 Sizing of Utilities: Through development review, the City shall ensure that utilities are adequately sized to accommodate the proposed development and, if applicable, allow for anticipated future extensions.	City of Brentwood Engineering Department	Ongoing	▪ Capital Improvements Program (4) ▪ Development Review (9)
1.1.3 Development Proposals: Individual developments shall be required to develop comprehensive infrastructure plans for City review and approval as part of an application submittal.	City of Brentwood Engineering Department	Ongoing	▪ Development Review (9) ▪ CEQA Review (2)
1.1.4 Infrastructure Capacity: Existing water and wastewater facilities shall be expanded to accommodate existing and planned future development.	City of Brentwood Engineering Department	Ongoing	▪ Capital Improvements Program (4) ▪ Intergovernmental Coordination (16)
1.1.5 Correct Inadequacies: The City shall continue to utilize a <i>Capital Improvements Program</i> that establishes priorities and corrects existing inadequacies in the City's infrastructure system.	City of Brentwood Administration, Community Development, Engineering, Finance, and Parks and Recreation Departments	Adopt CIP annually	▪ 5-year Capital Improvements Program (4)
1.1.6 Cost of Infrastructure: Require new development to pay its fair share of the cost of on- and off-site public infrastructure and services generated by new demand. This shall include installation of necessary public facilities, payment of impact fees, and participation in a Capital Improvement Financing Program (CIFP).	City of Brentwood Engineering and Finance Departments	Ongoing	▪ Capital Improvements Program (4) ▪ Capital Improvement Financing Program (3)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.1 Municipal Services (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.1.7 Reimbursement: The City may require developments to install off-site facilities that are in excess of a development's fair share. However, the City shall establish a funding mechanism to reimburse the developer for the amount in excess of the fair share costs.	City of Brentwood Community Development, Engineering and Finance Departments	Ongoing	▪ Capital Improvements Program (4) ▪ Capital Improvement Financing Program (3) ▪ Fee Credits (11)
1.1.8 Other Funding Sources: The City shall apply for State, Federal, and regional funding sources set aside to finance infrastructure costs.	City of Brentwood Community Development and Parks and Recreation Departments	Ongoing	▪ Grant Programs (15)
1.1.9 Orderly Growth: Ensure that the rate of growth is consistent with the ability to provide adequate municipal services.	City of Brentwood Community Development Department	Ongoing	▪ Residential Growth Management Program (21)

GOAL 1: FACILITIES AND SERVICES (continued)

Policy 1.2 School Facilities: The City shall continue to work cooperatively with responsible Brentwood school districts to ensure needed school facilities are provided in conjunction with new residential development.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.2.1. Coordination: The City shall work cooperatively with responsible Brentwood school districts to coordinate development to ensure the adequate provision of school facilities and encourage the establishment of a School Facility Master Plan.	City of Brentwood, LUHSD, BUSD	Review future school sites on the General Plan Land Use Map and revise as needed Ongoing	Intergovernmental Coordination (16)
1.2.2 Fees: The City shall ensure that school facility impact fees are collected and shall work with the developers and the school districts to establish mitigation measures to ensure that adequate school facilities will be available.	City of Brentwood Community Development Department	Ongoing	- Intergovernmental Coordination (16) - Development Review (9)
1.2.3 Financing Programs: The City shall require developer financing through a Capital Improvement Financing Program (i.e., Assessment District, etc.) in accordance with Zoning Ordinance 17.805, Phased Development Plan.	City of Brentwood Engineering and Finance Departments	Ongoing	- Capital Improvement Financing Program (3) - Development Regulations (Zoning) (8)
1.2.4 Alternative Funding: The City shall work with the school districts to consider alternative funding programs for school facilities construction and provision of educational programs.	City of Brentwood, LUHSD, BUSD	Ongoing	Intergovernmental Coordination (16)
1.2.5 Distribution: Strongly encourage dispersal of schools throughout the City based on ongoing discussions with the local school districts.	City of Brentwood Community Development Department	Ongoing	- General Plan Land Use Map - Intergovernmental Coordination
1.2.6 Orderly Growth: Ensure that the rate of growth is consistent with the ability to provide adequate school services.	City of Brentwood Community Development Department	Ongoing	Residential Growth Management Program (21)

GOAL 1: FACILITIES AND SERVICES (continued)

Policy 1.3 Park Planning: A variety of park facilities shall be provided in a timely manner in accordance with the pace of development as per the *Parks, Trails, and Recreation Master Plan*.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.3.1 Master Plan: The City shall prepare a <i>Parks, Trails and Recreation Master Plan</i> that: ▪ Establishes funding; ▪ Adopts standards; and ▪ Addresses maintenance.	City of Brentwood Parks and Recreation Department	Adopt the Parks, Trails and Recreation Master Plan concurrently with the General Plan Once adopted, update every 2 years and modify as needed	▪ Parks, Trails and Recreation Master Plan (19)
1.3.2 Conditions: The City shall consider the effects of new development on park, trail and recreation facilities and programs, and apply conditions to ensure development satisfies the policies of the <i>Parks, Trails and Recreation Master Plan</i>.	City of Brentwood Parks and Recreation and Community Development Departments	Ongoing	▪ Development Review (9)
1.3.3 Coordination: The City shall work with the East Bay Regional Park District to coordinate development with the provision of adequate regional park and recreation facilities. The City shall support the dedication and/or acquisition of land for regional park and trail purposes, as identified in the EBRPD Master Plan, when consistent with the City <i>Parks, Trails and Recreation Master Plan</i>, as a condition of new development.	City of Brentwood Parks and Recreation and Community Development Departments	Ongoing	▪ Intergovernmental Coordination (16) ▪ Development Review (9)
1.3.4 Fees: The City shall ensure that park facility impact fees are collected for new development that increases demand for parks and recreation facilities.	City of Brentwood Parks and Recreation and Finance Departments	Ongoing	▪ Development Review (9) ▪ Development Fees and Dedications (7)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.3 Park Planning (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.3.5 CIFP: The City shall require all new developments to participate in a Capital Improvement Financing Program and shall make the required findings of Section 17.805 of the City Zoning Ordinance (Phased Development Plan) that the project will not create excess demand for park facilities.	City of Brentwood Engineering and Community Development Departments	Ongoing	▪ Capital Improvement Financing Program (3) ▪ Development Regulations (Zoning) (8)
1.3.6 Park Acreage: The City shall provide at least five acres of parkland citywide per 1,000 population to accommodate recreational open space needs. The City shall consider the effects of new development on park facilities and recreation programs and condition them appropriately.	City of Brentwood Community Development and Parks and Recreation Departments	Ongoing	▪ General Plan Land Use Map (14) ▪ Parks, Trails and Recreation Master Plan (19) ▪ Development Review (9) ▪ Development Fees and Dedications (7)
1.3.7 Maintenance Costs: The City shall pursue all available funding sources for maintenance of parks, including but not limited to user fees, assessment districts, and homeowners' associations.	City of Brentwood Parks and Recreation and Finance Departments	Ongoing	▪ Capital Improvement Financing Program (3) ▪ Landscape and Lighting District (17)
1.3.8 Joint Use: Pursue joint use of schools and parks and stormwater detention facilities as secondary recreational uses.	City of Brentwood, LUHSD, BUSD	Ongoing	▪ Development Review (9) ▪ Intergovernmental Coordination (16)
1.3.9 Distribution: Encourage the dispersal of parks and recreation facilities throughout the City.	City of Brentwood Parks and Recreation and Community Development Departments	Review Parks, Trails and Recreation Master Plan every 2 years and update as needed Ongoing	▪ General Plan Land Use Map (14) ▪ General Plan Bikeways and Trails Map (13) ▪ Development Review (9) ▪ Parks, Trails and Recreation Master Plan (19)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.3 Park Planning (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.3.10 Orderly Growth: Ensure that the rate of growth is consistent with the ability to provide adequate parks.	City of Brentwood Community Development Department	Ongoing	▪ Residential Growth Management Program (21)

GOAL 1: FACILITIES AND SERVICES (continued)

Policy 1.4 Public Safety (Police and Fire): Police and fire protection services shall be provided in a manner that ensures that adequate response times are maintained for emergencies.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.4.1 Police Services: Capital facilities and personnel shall be provided sufficient to maintain a force level of at least 1.5 officers per 1,000 population.	City of Brentwood Police Department	Ongoing	▪ Annual City Budget (1)
1.4.2 Fire Protection Services: The Fire District shall strive to reach a maximum driving time of 3 minutes and/or 1.5 miles from the first-due station, and three (3) paid firefighters (per apparatus) to be maintained in all central business district (CBD), urban and suburban areas.	City of Brentwood, East Diablo Fire Protection District and Contra Costa County	Ongoing	▪ Intergovernmental Coordination (16) ▪ Fire Service Response Coverage Study (12) ▪ Development Review (9) ▪ General Plan Land Use Map (14)
1.4.3 Response Time: The Fire District shall strive to achieve a total response time (dispatch plus running and set-up time) of five minutes in CBD, urban and suburban areas for 90 percent of all emergency responses.	East Diablo Fire Protection District, Contra Costa County, and City of Brentwood	Daily on an ongoing basis	▪ Intergovernmental Coordination (16) ▪ Fire Service Response Coverage Study (12) ▪ Development Review (9) ▪ General Plan Land Use Map (14)
1.4.4 Upgrades: Needed upgrades to fire facilities and equipment shall be identified as part of project environmental review and area planning activities, in order to reduce fire risk and improve emergency response in the City of Brentwood.	City of Brentwood and East Diablo Fire Protection District	Ongoing	▪ Capital Improvements Program (4) ▪ Development Review (9) ▪ Intergovernmental Coordination (16)
1.4.5 Coordination: The City shall work with the Fire District and Police Department for review and comments on all development plans.	City of Brentwood Community Development and Police Departments, East Diablo Fire District	Ongoing	▪ Development Review (9) ▪ Intergovernmental Coordination (16)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.4 Public Safety (Police and Fire) (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.4.6 Fees: The City shall ensure that impact fees are collected and shall work with the developers to establish mitigation measures to ensure that adequate facilities will be available.	City of Brentwood Community Development Department	Ongoing	▪ Development Review (9) ▪ Development Fees and Dedications (7) ▪ Intergovernmental Coordination (16)
1.4.7 Capital Improvement Financing Program (CIFP): The City shall require all new developments to participate in a Capital Improvement Financing Program and shall make the required findings of Section 17.805 of the City Zoning Ordinance (Phased Development Plan) that development projects will not create excess demand for police and fire services.	City of Brentwood Engineering and Community Development Departments	Ongoing	▪ Capital Improvement Financing Program (3) ▪ Development Regulations (Zoning) (8) ▪ Development Review (9)
1.4.8 Needs Study: Within 12 months of adoption of this Growth Management Element, a Standards of Response Coverage Study shall be prepared to analyze the equipment, personnel, and facility requirements for various levels of service and associated costs to ensure that adequate fire and emergency services are maintained as the City grows. The study shall be periodically reviewed and updated as needed.	City of Brentwood and East Diablo Fire District	Complete study within 12 months of General Plan Update adoption Once study is completed, review and update as needed	▪ Fire Service Response Coverage Study (12) ▪ Intergovernmental Coordination (16) ▪ Development Review (9)
1.4.9 Orderly Growth: Ensure that the rate of growth is consistent with the ability to provide adequate public safety services	City of Brentwood Community Development Department	Ongoing	▪ Residential Growth Management Program (21)

GOAL 1: FACILITIES AND SERVICES (continued)

Policy 1.5 Traffic Service Standards: Roadways shall be provided in the City to maintain the following service standards:

Routes of Regional Significance. The following routes in Brentwood shall be considered Routes of Regional Significance and the City shall work with the TRANSPLAN Committee and the Contra Costa Transportation Authority (CCTA) to ensure they are designated appropriately.

- State Highway 4
- Brentwood Boulevard / State Highway 4
- Highway 4 Bypass
- Walnut Boulevard / Vasco Road
- Lone Tree Way
- Balfour Road

The City will participate with both agencies in developing Action Plans for each of these routes. These Action Plans will set Traffic Service Objectives to be met for each of these routes.

Basic Routes. All roads not designated as Routes of Regional Significance are considered to be Basic Routes. Signalized intersections on Basic Routes are required to meet the level of service standards shown in the following chart.

LEVEL OF SERVICE STANDARDS FOR SIGNALIZED INTERSECTIONS OF BASIC ROUTES

Route Classification	Level of Service	Volume to Capacity Ratio (in %)*
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Rural (Rural Byway)	C	71-75%
Semi-Rural (Collector)	C	76-80%
Suburban (Minor Arterial)	D	81-85%
Urban (Major Arterial)	D	86-90%
Central Business District	E	91-95%

*Note: Volume to Capacity ratios are determined by CCTA and may change over time.

Levels of service standards are considered to be met if:

1. Measurement of actual conditions at the intersections indicates that operations are equivalent to or better than those specified in the standard, or
2. The City has, in its adopted five-year Capital Improvements Program or Fee Program, included project(s) which, when constructed, will result in operations better than or equivalent to those specified in the standard.

No project shall cause the level of service standards specified above to be exceeded unless a Finding of Special Circumstances is made by the City.

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.5 Traffic Service Standards (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.5.1 Mitigation Fee: The City will adopt, implement, and maintain a development mitigation fee that covers the cost of mitigating the development's share of improvements on basic and regional routes as well as the cost of maintaining Brentwood's identified service and/or performance standards.	City of Brentwood Engineering and Finance Departments	Modify fee within 12 months of General Plan Adoption if necessary and annually monitor thereafter	▪ Development fees and dedications (7) ▪ Capital Improvement Financing Program (3)
1.5.2 Action Plans: The City may consider amendments to its General Plan, Zoning Ordinance, Capital Improvements Program or other relevant documents to ensure the East County Action Plan is implemented and to ensure standards on Basic Routes are met.	City of Brentwood Community Development Department, CCTA and TRANSPLAN	Ongoing	▪ Capital Improvements Program (4) ▪ Intergovernmental Coordination (16)
1.5.3 Project Funding: Transportation projects intended to meet or maintain Level of Service standards, to implement Action Plans for Regional Routes, and to provide mitigation for Intersections Subject to Findings of Special Circumstances, may be funded through use of Local Road Improvement and Maintenance Funds allocated by the Contra Costa Transportation Authority. In no case will revenue from this source replace private developer funding for transportation projects determined to be required for new development to meet or maintain existing standards.	City of Brentwood Community Development and Engineering Departments, CCTA	Ongoing	▪ Intergovernmental Coordination (16) ▪ Development Review (9) ▪ Capital Improvement Financing Program (3)

GOAL 1: FACILITIES AND SERVICES (continued)**Policy 1.5 Traffic Service Standards (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.5.4 Capital Improvement Programs (CIP): Capital projects sponsored by the City and necessary to maintain and improve traffic operations will be included in the five year Capital Improvements Program that is annually reviewed by the City Council. Funding sources for such projects as well as intended project phasing will be generally identified in the CIP.	City of Brentwood Engineering and Finance Departments	Review and revise the CIP as needed annually Ongoing	▪ 5-year Capital Improvements Program (4)
1.5.5 Conflict Resolution: The City will participate in the Contra Costa Transportation Authority's conflict resolution process as needed to resolve disputes related to the development and implementation of Actions Plans and their programs described in this Element.	City of Brentwood and CCTA	Ongoing	▪ Intergovernmental Coordination (16)
1.5.6 Local Actions: Following adoption of Regional Route Action Plans by TRANSPLAN and the Contra Costa Transportation Authority, the City will implement specified local actions in a timely manner, consistent with adopted Action Plans.	City of Brentwood, TRANSPLAN, and CCTA	Implement local actions within 12 months of Regional Route Action Plans adoption	▪ Intergovernmental Coordination (16)
1.5.7 Orderly Growth: Ensure that the rate of growth is consistent with the ability to provide adequate transportation services.	City of Brentwood Community Development Department	Ongoing	▪ Residential Growth Management Program (21)

GOAL 1: FACILITIES AND SERVICES (continued)

Policy 1.6 Growth Management: The City will require provision of concurrent infrastructure to address the impacts of development projects.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.6.1 Concurrent Infrastructure: The City will ensure that final development approvals (tentative maps, final maps, building permits, occupancy permits) are not issued unless the City is assured that adequate infrastructure (wastewater, water, flood control, parks, trails, police, fire, emergency services, and public utilities) is in place or will be in place concurrent with the need for such infrastructure. Adequacy of roadways is addressed by Policy 1.5.	City of Brentwood Community Development, Engineering, Parks and Recreation, and Police Departments and East Diablo Fire District	Ongoing	▪ Development Regulations (Zoning) (8) ▪ Development Review (9) ▪ Intergovernmental Coordination (16)

GOAL 2: JOB DEVELOPMENT***Job growth that balances the existing and expected future residential growth within the City.*****Policy 2.1 Adequate Land:** Ensure that adequate land is available for a variety of job-creating uses within the City in order to ensure 1.5 jobs per household.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.1.1 General Plan: The City shall maintain adequate land in the General Plan Land Use Map for new job-creating uses and expansion of existing job-creating uses.	City of Brentwood Community Development Department and Economic Development Staff	Revise the General Plan every 5 years Ongoing	▪ General Plan Land Use Map (14) ▪ Development Regulations (Zoning) (8)
2.1.2 Zoning: Ensure that adequate land is zoned for industrial, commercial, office and mixed-use development.	City of Brentwood Community Development Department and Economic Development Staff	Review the Zoning Map and revise as needed on an ongoing basis	▪ Development Regulations (Zoning) (8) ▪ Specific Plans (23)
2.1.3 Land Ratio: Maintain a specific ratio of the amount of land zoned for commercial, office and business park development compared with land for residential development. Determine and update the ratio based on the average number of jobs created per square feet of various types of job-creating uses. Review the application of the ratio annually to ensure that the intent of the General Plan is being achieved.	City of Brentwood Community Development Department and Economic Development Staff	Review the Zoning Map and revise as needed on an ongoing basis	▪ General Plan Land Use Map (14) ▪ Development Regulations (Zoning) (8) ▪ Specific Plans (23) ▪ Economic Development Strategic Plan (10)

Policy 2.2 Link between Residences and Jobs: Create a system which links the number of residential units approved to the amount of job-generating development that is approved.**Policy 2.3 Funding for Economic Development:** Pursue funding for existing and new economic development programs.

GOAL 3: DEVELOPMENT PATTERNS

Balanced, efficient, diverse and high quality development patterns within the boundaries of the City.

Policy 3.1 Smart Growth Principles: Encourage development patterns based on Smart Growth and the Ahwahnee Principles.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.1.1 Mixed-Use Development: Strongly encourage mixed-use development that includes a variety of housing types, office and retail use. Ensure land use designations are in place to provide for mixed use development that meets community needs and enables complementary uses to be placed in close proximity to one another on the same site or adjacent sites.	City of Brentwood Community Development Department and Economic Development Staff	Review the Zoning Map and General Plan every 5 years and revise as necessary Ongoing	▪ Development Regulations (Zoning) (8) ▪ Development Review (9) ▪ Design Guidelines (6) ▪ Specific Plans (23)
3.1.2 Transit Oriented Development: Encourage new development that is convenient to transit lines in order to reduce automobile reliance.	City of Brentwood and Tri Delta Transit	Ongoing	▪ Development Review (9) ▪ Development Regulations (Zoning) (8) ▪ Specific Plans (23) ▪ Intergovernmental Coordination (16)
3.1.3 Well-Defined Edges: Maintain well-defined edges around the City in the form of natural buffers, open space or agricultural land.	City of Brentwood, City of Antioch, City of Oakley and Contra Costa County	Ongoing	▪ General Plan Land Use Map (14) ▪ Development Regulations (Zoning) (8) ▪ Design Guidelines (6) ▪ Intergovernmental Coordination (16) ▪ Development Review (9)
3.1.4 Downtown Focus: Maintain the Downtown as a center of commercial, civic and recreational uses, and preserve the character of the City's Downtown.	City of Brentwood Community Development, Parks and Recreation and Engineering Departments	Ongoing	▪ Redevelopment Plan (20) ▪ Development Regulations (Zoning) (8) ▪ Development Review (9) ▪ Design Guidelines (6) ▪ Specific Plans (23)

GOAL 3: DEVELOPMENT PATTERNS (continued)**Policy 3.1 Smart Growth Principles (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.1.5 Greenbelts: Preserve the natural creeks and vegetation in the City through a system of greenbelts that connect destination points and can be used for recreation and non-motorized circulation.	City of Brentwood Parks and Recreation and Community Development Departments	Ongoing	▪ General Plan Bikeways and Trails Map (13) ▪ Parks, Trails and Recreation Master Plan (19) ▪ Development Review (9)
3.1.6 Balanced Development: Strongly encourage residential development in the city in a balanced and efficient pattern that reduces sprawl, preserves open space and creates convenient connections to other land uses.	City of Brentwood Community Development and Engineering Departments	Ongoing	▪ Development Regulations (Zoning) (8) ▪ Development Review (9) ▪ Design Guidelines (6) ▪ Specific Plans (23)
3.1.7 Trails and Bikeways: Develop and maintain a continuous pedestrian, equestrian and bicycle trails network to facilitate recreation and transportation that serves neighborhoods, employment centers, Downtown, schools and other institutions and minimizes conflict between pedestrians, bicyclists, other non-motorized users and automobiles.	City of Brentwood, LUHSD, BUSD, EBRPD and ECCID	Adopt the Parks, Trails and Recreation Master Plan concurrently with the General Plan Adoption Ongoing	▪ General Plan Bikeways and Trails Map (13) ▪ Parks, Trails and Recreation Master Plan (19) ▪ Development Review (9) ▪ Capital Improvements Program (4) ▪ Intergovernmental Coordination (16)
3.1.8 Transit: Strongly encourage the provision of convenient, frequent, dependable, efficient and demand-responsive scheduled transit for the City's residents.	City of Brentwood, Tri Delta Transit and BART	Ongoing	▪ Intergovernmental Coordination (16)

Summary of Implementation Mechanisms

The following summary of implementation measures relate to the last column of the previous table.

1. **Annual Budget.** The City prepares a budget for a two-year period with an annual review. The budget provides a comprehensive financial framework for all City activities by specifying how City financial resources will be allocated to meet existing capital and services needs.
2. **California Environmental Quality Act (CEQA) Review.** This statute prescribes state mandated environmental review process for proposed development. This review process entails an evaluation of how a proposed project will impact the environment. Depending on the extent and magnitude of anticipated impacts, different kinds of environmental studies are prepared to analyze the impact of projects and inform the public and decision-makers about the significance a of development proposal's impact on the environment. As part of the CEQA review, measures are developed to prevent or minimize adverse environmental impacts resulting from proposed projects. Examples of analyzed topics addressed through the CEQA review process include transportation, public services, and natural resources.
3. **Capital Improvement Financing Program.** The City prepares a Five-Year Capital Improvement Financing Program which is designed, in part, to ensure that traffic levels of service and other public infrastructure and service standards are met and/or maintained.
4. **Capital Improvements Program.** The Capital Improvement Program (CIP) is a compilation of the capital improvement planned for construction over the next five years. It includes cost estimates, the phasing of specific improvement and associated costs and methods with which specific improvement will be financed. The City conducts an annual review of the CIP and allocates money for transportation, infrastructure, and public facility improvements based upon available funding and existing priorities. The CIP also provides the basis for planning for funding of civic and community facilities.
5. **City Procedures.** The City can implement policies by making changes in its internal operating procedures. Examples include

updating development application submittal requirements to better achieve the goals and policies set forth in the General Plan.

6. **Design Guidelines.** Design guidelines are a tool for ensuring that new development is compatible with the surrounding area and that it functions well for the community. Guidelines convey community design expectations, help provide visual continuity, and ensure high design quality. To the extent possible, the guidelines shall be specific to Brentwood. Guidelines that are quantifiable shall be considered for incorporation into zoning regulations.
7. **Development Fees.** The City has adopted a development fee program to fund public facilities and infrastructure necessary to meet service standards and protect public health and safety.
8. **Development Regulations.** The development regulations, primarily the zoning regulations and subdivision ordinance, provide the standards for development, prescribe allowable uses, contain specific incentive provisions, and include other standards and procedures related to requirements for approval of development projects.
9. **Development Review.** This is the process used by the City to assess conformance with development regulations, conduct CEQA review, and route development proposals through different City departments and affected public agencies for comments. The review process identifies the impacts of new development on the demand for services, public facilities, and infrastructure and includes the development of project-specific mitigation measures and other mechanisms to help finance needed improvement. Through this process the City assesses the public safety features of the design of proposed development projects. All projects, including public-sponsored projects are reviewed for consistency with the General Plan and other development regulations as early as possible in order to minimize wasted effort on projects deemed not to be in conformance.
10. **Economic Development Strategy.** The City of Brentwood's Economic Development Strategy is a plan to attract and retain high quality industry and job generating uses in the City.
11. **Fee Credits.** The City uses fee credits to compensate developers who construct improvements beyond what is needed to serve their own development. Examples may include road development, extension of utilities, or construction of parks.

12. **Fire Service Response Coverage Study.** This is a study to determine the location and type of fire service delivery facilities needed to meet planned service objectives.
13. **General Plan Bikeways and Trails Map.** The General Plan Bikeways and Trails Map indicates the existing and future locations of bikeways and trails in the City of Brentwood. The map illustrates plans for a complete linked trails system in Brentwood, with linkages to parks and schools. This system will help to create and maintain a walkable environment that is conducive to alternative modes of transportation.
14. **General Plan Land Use Map.** The General Plan Land Use Map indicates where future development and growth is going to occur as well as the density and intensity of this growth. This is critical information in terms of planning for circulation systems within the City, since it is necessary to link future circulation needs with Brentwood's projected future growth patterns.
15. **Grant Programs.** The city pursues available grant funding opportunities to supplement local revenue and assist with the completion of capital projects, programs or studies. Grant funds are available to cities from federal and state agencies as well as from non-profit organizations and private foundations.
16. **Intergovernmental Coordination.** The City shall coordinate with adjacent jurisdictions, Contra Costa County, Caltrans, Tri Delta Transit, and other agencies and organizations to ensure that development occurs in an orderly fashion and that public services and utilities keep pace with future growth and development in Brentwood.
17. **Landscape and Lighting District.** Landscape and Lighting Districts (LLDs) are a funding mechanism for ongoing maintenance of public amenities. The City uses this mechanism to pay the cost incurred by the City for landscape and street lighting maintenance.
18. **Master Infrastructure Plan.** The Master Infrastructure Plans identify existing needs and future facility requirements to accommodate growth and coordinate construction of necessary facility improvements.
19. **Parks, Trails and Recreation Master Plan.** The Parks, Trails and Recreation Master Plan sets a framework for future parks,

trails and recreation facilities in the City of Brentwood based on the existing facilities and the projected future need. The Master Plan also helps to create integrated parks, trails, and recreation systems throughout the City.

20. **Redevelopment Plan.** The City has adopted a redevelopment plan to eliminate blight, upgrade public facilities and utilities, and assist low- and moderate-income households. The redevelopment plan enables the City to generate additional revenue to address existing capital facility and infrastructure needs.
21. **Residential Growth Management Program.** The Residential Growth Management Program (RGMP) provides for the orderly residential development of the City. Implementation of this program will result in a better linkage between rates of growth and the provision of infrastructure and services.
22. **Sewer Master Plan.** Infrastructure master plans evaluate the capacity and limitations of existing facilities and identify new facilities necessary to meet future planned service needs. The Sewer Master Plan evaluates the City's existing sewer facilities and wastewater treatment needs. The plan identifies the projected service levels, describes required facility improvements, and discusses funding considerations based on the anticipated growth in the General Plan.
23. **Specific Plans.** Certain geographic areas need to be planned comprehensively, but in more detail than can be accomplished through the general plan. A specific plan provides an implementation tool that integrates land use, design, transportation, and utilities to produce a comprehensive strategy for development of a defined area.

Monitoring and Coordination

An important component in the success of Brentwood's Growth Management Program is to conduct regular evaluations of the effectiveness of the program. Information such as the amount of development that has occurred, the supply of vacant land, the status of current service levels, and programmed improvements to the infrastructure system will need to be reported to decision makers on a regular basis. Only in this way can Brentwood ensure that the goals and policies of the Growth Management Program are being met. Also key in the success of the program is coordinating with other agencies in the region, as many of the issues facing Brentwood are regional in nature.

Following are monitoring and coordination strategies to ensure the success of Growth Management Program.

1. The City shall conduct a regular review to determine the status of compliance with the adopted level of service and performance standards. A report shall be presented to the City Council as part of the capital improvement budget process identifying the current and projected levels of service, taking into account approved development and any mitigation measures required to offset project impacts. This report shall be utilized in the review of the City's five-year capital improvement program.
2. The City shall prepare a Five-Year Capital Improvement Program, which shall be designed, in part, to ensure that traffic levels of service and other public infrastructure and service standards are met and/or maintained.
3. The City shall coordinate developer financing with the City's Five-Year Capital Improvement Program to ensure adequate capacity for future growth. Developers shall be required to pay for their fair share of existing and future capacity to be used by their development.
4. The City shall cooperate with other jurisdictions in the County to reduce transportation congestion by participating in the Contra Costa Transportation Authority's Growth Management and Congestion Management Programs, by serving on the TRANSPLAN Committee, by encouraging public input into that process, by participating in the development of the Regional Route Action Plan, and by cooperating in planning for intersections subject to Findings of Special Circumstance.
5. The City shall work with surrounding jurisdictions as the need arises to resolve issues concerning establishing appropriate boundaries, the

nature of development at boundaries, and other related regional issues.

6. The City shall regularly review its progress in attaining the desired jobs to housing ratio of 1.5 jobs per household.

ECONOMIC DEVELOPMENT ELEMENT

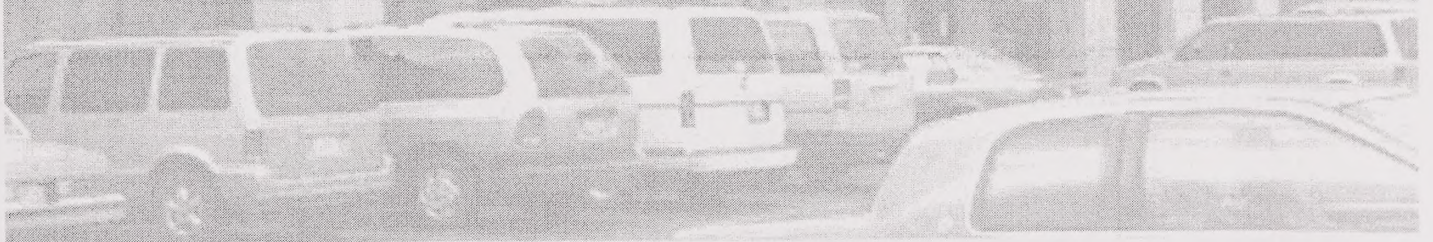
The purpose of this study is to provide a comprehensive analysis of the economic development of the County of San Diego. The study will examine the current economic conditions, identify opportunities for growth, and develop recommendations for future development. The study will be conducted in three phases: a preliminary study, a detailed study, and a final report.

OBJECTIVES

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The study will be conducted in three phases: a preliminary study, a detailed study, and a final report. The preliminary study will identify the scope of the study and the data to be collected. The detailed study will analyze the data and develop recommendations for future development. The final report will summarize the findings of the study and provide recommendations for future development.

ECONOMIC DEVELOPMENT ELEMENT



ECONOMIC DEVELOPMENT ELEMENT

SETTING

Over the last several decades, the City of Brentwood has evolved from a small town and predominantly an agricultural center into a bedroom community. From 1980 to 1990 the population in the City and sphere of influence increased from 6,785 to 9,464 and local employment grew from 1,083 to 2,260. Yet almost 90% of Brentwood residents commute to jobs outside of the City, primarily to employment opportunities in San Francisco, Oakland, Concord, Walnut Creek, Antioch and Pittsburg (Table 28, Employment Location for Brentwood Residents). The 1990 jobs/housing ratio (or more precisely the local jobs to employed residents ratio as determined from the 1990 U.S. Census) is 0.69 and is projected to decrease as residential development continues.

**TABLE 28
EMPLOYMENT LOCATION
BRENTWOOD RESIDENTS
BY PERCENTAGE OF TOTAL**

Work Location	Percent of Total
Oakland/San Francisco	34%
Antioch/Pittsburg	18%
Concord/Walnut Creek	18%
Brentwood	11%
Others	19%
Source: Cambridge Systematics, 1990	

Many people choose to reside in Brentwood because of the affordability of housing. Consistent with the emergence of the City of Brentwood as a bedroom community, the largest employers in the City are community-serving retail and government (e.g. the school districts).

FORECAST

The City of Brentwood currently lacks diverse employment opportunities; retail and service employment outnumbers agricultural, manufacturing and other "production" types of employment by 8 to 1. The trend for the City of Brentwood indicates that in the year 2010 eighty percent of local employment opportunities will be in retail and service industries. The citizens of the community recognize that increased and more broadly based job opportunities in Brentwood would help the local economy, lessen commuter traffic and associated problems, and improve the quality of life. In addition, if residents work in their community, they are also likely to spend money in their community, thus bolstering the local economy further and providing sales tax revenues for City services. An emphasis on attracting new businesses and clean industries to the City should be the primary mission of economic development efforts.

While the economic base of the City of Brentwood is anchored by an agricultural tradition, less than 5% of the work force is currently employed by the agricultural industry (Table 29, Employment by Major Standard Industrial Classification).

TABLE 29
EMPLOYMENT BY MAJOR STANDARD INDUSTRIAL
CLASSIFICATION DIVISIONS, 1980-2010
CITY OF BRENTWOOD AND SPHERE OF INFLUENCE

	1980	1990	1995	2000	2005	2010	% Change 1980-1990
Agriculture/Mining	85	60	50	40	40	40	- 2.9%
Manufacturing/Wholesale	87	130	130	500	690	800	4.9%
Retail Trade	189	950	1,090	2,000	3,220	4,000	402.6%
Services	466	680	1,020	1,580	3,790	4,750	45.9%
Other	256	440	490	600	810	870	71.9%
Total Jobs	1,083	2,260	2,780	4,520	8,550	10,460	865.8%

Source: Association of Bay Area Governments 1992.

The rural character established by surrounding farms has served to attract residents to the community and its quality of life. This agricultural heritage should be preserved to provide jobs for local residents and maintain a sense of open space.

Downtown Brentwood (a designated Redevelopment Area) has long served as a retail center for residents of eastern Contra Costa County. However, as strip development has occurred outside of the downtown and because most residents commute to work in cities miles from downtown, the downtown has stagnated and begun to lose sales of specific retail goods to outlying areas. As eastern Contra Costa County grows, downtown Brentwood has the potential to regain a position as a retail destination for far East County bringing important revenues to the City.

The North Brentwood Redevelopment Area has been identified as a blighted area of mixed commercial and residential uses. This designation allows for special steps to be taken to encourage new development and rehabilitation of existing uses within the area. The revitalization of the area can result in increased local tax base, an improved standard of living for residents of the area, and increased employment opportunities for Brentwood residents. Other currently blighted areas should also be considered for future designation as redevelopment areas.

GOALS AND POLICIES

Economic Development Goals and Policies are divided into four categories:

- Economic Development Program
- Employment
- Housing
- Retail Services

Goal 1: Establish an economic development program and redevelopment strategy that supports existing programs and encourages or creates new activities which will support and induce balanced economic growth.

Goal 2: Retain existing employment and balance economic growth across a broad economic spectrum that includes service businesses, "clean" manufacturing, agricultural and other production oriented industries.

Goal 3: Reserve and maintain adequate, appropriate areas for a variety of employment generating uses and minimize land use compatibility issues.

Goal 4: Provide a broad base of housing stock and local employment opportunities for all economic segments of the community to achieve a jobs/housing balance that approaches 1.0.

Goal 5: Encourage retail and service growth that corresponds with local and regional demands, generates tax revenues for the City, and maintains the historical commercial focus and vitality of the downtown.

GOAL 1 - ECONOMIC DEVELOPMENT: Establish an economic development program and redevelopment strategy that supports existing programs and encourages or creates new activities which will support and induce balanced economic growth.

POLICY 1.1 - Business Growth: Encourage strategies and activities which promote growth and diversity of businesses within the Brentwood community.

1.1.1 - Target New Business: The Brentwood Chamber of Commerce, the Brentwood Economic Development Committee, and other groups and committees should focus their activities on developing and implementing a targeted program for attracting new business.

1.1.2 - Promotion: Establish and maintain promotional efforts, direct marketing and informational brochures.

1.1.3 - Welcoming Committee: The Chamber of Commerce and Brentwood Economic Development Committee should work together to prepare a procedure for welcoming new and prospective businesses and informing them about Brentwood's positive business attributes.

1.1.4 - Information Packet: An information packet should be developed describing the permitting process in Brentwood and a method developed to coordinate the dissemination of all information packets from the City and the Chamber in one disbursement.

1.1.5 - Expedite Permits: Maintain an efficient processing of permits and ensure no additional obstacles are created.

1.1.6 - Industry Liaison: Develop City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunity to retain existing businesses by effectively responding to concerns.

POLICY 1.2 - Tourism/Recreation: Encourage the growth of recreation and tourism activities within the East County area.

1.2.1 - Recreational Activities: Encourage and support Delta water activities that may be served by Brentwood businesses.

1.2.2 - Recreational Activities: Work with the Contra Costa Water District to develop recreational facilities at the Los Vaqueros reservoir.

1.2.3 - Recreational Activities: Support the East Bay Park Regional Park and Trail System development and use.

1.2.4 - Special Events: Work actively to support regional special events such as the City Parade and Cornfest.

POLICY 1.3 - Redevelopment: Encourage redevelopment of blighted or economically depressed areas within the City of Brentwood.

1.3.1 - Redevelopment Priority: Identify areas within the City which could benefit from Redevelopment Area designation and identify potential sites for future development.

1.3.2 - Survey Potential Areas: Survey physical, social and economic conditions throughout Brentwood on a regular basis to identify other potential redevelopment areas.

1.3.3 - Block Grants: Use Community Development Block Grants as a means of stimulating economic development in the Downtown and the Highway 4 corridor.

1.3.4 - Publicity: Publicize improvement activities as a means to attract more private investment to the area.

1.3.5 - Loans: Identify need for loan programs to help merchants fix stores and facades, and provide low interest loan packages to property owners for structural rehabilitation.

1.3.6 - Investment Incentives: Work with developers to attract private investment to redevelopment sites, utilizing incentives such as land write downs, site preparation, low interest loans, and public improvements.

1.3.7 - Task Force: Develop a volunteer task force of local architects, landscapers and engineers to provide design assistance to existing property owners.

1.3.8 - Assemble Parcels: Assemble key parcels for development, utilizing land assembly powers available through the Redevelopment law.

POLICY 1.4 - Public Services: Ensure that parcels zoned for industrial and commercial uses are adequately served, or can be served, by public utilities, transportation access and services.

1.4.1 - Future Infrastructure Capacity: Reserve infrastructure capacity (e.g. sewage treatment plant and water supply) for future employment generating uses.

1.4.2 - Target Industries: Undertake a study to identify target industries that will provide industrial and commercial employment opportunities while not adversely impacting infrastructure by creating substantial pollution or peak hour traffic.

1.4.3 - Infrastructure Planning: Inventory the existing infrastructure, identify key improvement needs and develop a multi-year plan for improving key components of the infrastructure.

1.4.4 - Regional Transportation: Develop a local coalition of support (both public and private) for the construction of the proposed Delta Expressway, rail transit extensions and facilities, and other alternative transportation systems as a means to attract large-scale employers and regional retail users.

1.4.5 - North Brentwood: Improve infrastructure in the North Brentwood Redevelopment Area, including roads, sewer, water and utility services.

1.4.6 - Employment Area: Establish as a high priority the development of public facilities to service proposed major employment centers (i.e., along State Route 4 Bypass at or near Balfour Road, Sand Creek Road, Marsh Creek Road and Walnut Boulevard interchanges).

GOAL 2 - EMPLOYMENT: Retain existing employment and balance economic growth across a broad economic spectrum that includes service businesses, "clean" manufacturing, agricultural and other production oriented industries in order to promote a Jobs/Housing Ratio of 1.5 jobs for each household.

POLICY 2.1 - Diversity of Employment: Encourage diversity of employment opportunities including jobs in agriculture, retail, services, manufacturing, and skilled trades.

2.1.1 - Target Industries: Through economic development programs identify target industries and businesses and create a marketing program to actively solicit and bring a diverse range of companies to the City of Brentwood.

2.1.2 - Incentives: Identify tax incentives, bonds, assistance programs and other benefits to attract a desirable, diverse range of companies to the City of Brentwood.

Note: The Jobs/Housing Ratio as of 1990 was 0.69, reflecting more dwelling units than jobs in Brentwood which is indicative of a bedroom community. The objective is to raise the ratio to approach 1.5 in an attempt to reduce the commuting patterns of Brentwood residents. This will reduce air quality emissions from vehicular traffic and serve to increase local shopping by local residents.

POLICY 2.2 - Housing and Jobs: Upgrade and expand the job skills of the Brentwood labor force.

2.2.1 - Local Jobs: Encourage creation of local jobs.

2.2.2 - Job Training: Identify employment training needs of Brentwood residents, and identify compatible job training programs.

2.2.3 - Human Resources: Identify the skills and capabilities of local residents and utilize this information in soliciting businesses to relocate to Brentwood.

POLICY 2.3 - Support Agriculture: Maintain continued agricultural uses and agriculture supportive industries and provide additional areas for future expansion of the industrial and agricultural base.

2.3.1 - Maintain Agricultural/Industrial Uses: Establish a program to promote and maintain prime agricultural lands and locations for continued agricultural uses, or agriculture supportive industries.

GOAL 3 - EMPLOYMENT SITES: Reserve and maintain adequate, appropriate areas for a variety of employment generating uses and minimize land use compatibility issues.

POLICY 3.1 - Developable Land: Ensure that an adequate inventory of vacant industrial/commercial land and parcel sizes is designated and maintained for various employment generating uses.

3.1.1 - Zone for Employment: Provide an adequate inventory of land zoned for a variety of employment generating uses to accommodate the number of jobs identified in the General Plan.

3.1.2 - Annexation: Establish as a high priority the annexation of lands designated for employment generating uses along the Delta Expressway.

3.1.3 - Annexation: Annex new commercial and industrial areas as needed to provide inventory for several years' growth.

POLICY 3.2 - Minimize Conflicts: Minimize conflicts between commercial and industrial uses and adjacent residential and agricultural land uses.

3.2.1 - Screen Uses: Screen commercial and industrial uses to ensure visual compatibility with adjacent residential neighborhoods.

3.2.2 - Access: Provide access to industrial facilities along roadways that do not serve residential areas.

3.2.3 - Performance Standards: Establish performance standards for industrial uses to ensure compatibility with adjacent land uses.

POLICY 3.3 - Employment Location: Locate employment uses according to the goals, policies and actions of this General Plan.

3.3.1 - Industry: Locate heavy Industrial uses in areas with easy accessibility to the future Delta Expressway, and away from residential or commercial areas.

3.3.2 - Commercial: Locate service commercial and business park uses in designated areas along the major transportation corridors such as the Delta Expressway and Highway 4.

3.3.3 - Downtown: Encourage the expansion of employment opportunities in downtown Brentwood by creating incentives to encourage new businesses to locate — and existing businesses to expand — in downtown.

GOAL 4 - HOUSING: Provide a broad base of housing stock and local employment opportunities for all economic segments of the community to achieve a jobs/housing balance.

POLICY 4.1 - Range of Housing: Encourage a range of housing types and tenure to enhance the City's living environment and provide housing alternatives for all economic segments of the community.

4.1.1 - Development Incentives: Provide incentives for development of low and moderate income housing near employment areas where demand for such housing exists.

4.1.2 - Redevelopment: Utilize land assembly and financing tools in Redevelopment Areas to rehabilitate housing and support new housing development in the area.

4.1.3 - Housing Mix: Zone residential land to provide a mix of single and multi-family units at a variety of densities adjacent to targeted employment areas.

4.1.4 - New Units: Allow production of new residential units for sale and for rent that provide a choice of housing type, density and cost, while preserving the existing supply of rental apartments and mobile homes where appropriate.

4.1.5 - Executive Housing: Allow construction of executive housing and community amenities such as golf courses to support attraction of new businesses to the community.

POLICY 4.2 - Housing and Jobs: Encourage a diversity of housing types adjacent to employment centers in order to reduce vehicular traffic and travel distance.

4.2.1 - Employment Services: Encourage local employment services to provide opportunities for local citizens to attain local jobs by matching their skills with job openings.

4.2.2 - Advertising: Encourage employers to advertise locally to fill new jobs.

GOAL 5 - RETAIL SERVICES: Encourage retail and service growth that corresponds with local and regional demands, generates tax revenues for the City, and maintains the historical commercial focus and vitality of the downtown.

POLICY 5.1 - Siting Commercial: Encourage high quality commercial development in concentrated locations at intersections of major highways that will draw consumers from a wider regional market.

5.1.1 - Market Analysis: Conduct a market analysis to identify retail sectors that are under-represented in Brentwood and surrounding communities.

5.1.2 - Commercial Design Guidelines: Develop design guidelines for commercial areas to encourage lively, viable centers that are pedestrian friendly.

5.1.3 - Anchors: Work with developers to attract high quality anchors to new developments.

POLICY 5.2 - Strip Commercial: Discourage the expansion of strip commercial development.

5.2.1 - Limit Strip Commercial: Limit the number of small scale convenience commercial and strip commercial developments throughout the City while allowing sufficient land zoned to accommodate retail uses in order to allow shoppers a choice of locations.

POLICY 5.3 - Downtown: Encourage new development in the downtown and carefully consider the impacts of new commercial development (outside of the downtown) on the viability of the downtown.

5.3.1 - Facilitate Business: Facilitate the expansion of existing businesses and the attraction of new businesses that will draw additional shoppers to the downtown.

5.3.2 - Retail Competitiveness: Encourage the development and expansion of downtown goods and services that are unique to the City that will establish a "niche" and make it competitive with outlying commercial areas.

5.3.3 - Downtown Promotion: Establish a business strategy that will promote downtown goods and services similar to the Main Street Program.

5.3.4 - Strategic Plan: Develop a strategic plan, including a marketing theme and concept with promotional events to tie into the downtown design.

5.3.5 - Merchant Association: Establish a Downtown Merchants Association or joint public/private participation program with the City to actively market the downtown, to oversee its upkeep, and to work with public officials on issues of importance to a strong retail sector.

5.3.6 - Streetscape Project: Continue support of the City's Downtown Streetscape Project calling for new sidewalks, curbs, gutters, street lighting, plantings and landscaping to enhance the circulation and visual quality of the downtown.

5.3.7 - Design: Develop a design plan for the downtown to create a feeling of unity and destination so that buildings compliment each other.

5.3.8 - Retail Events: Encourage business organizations to sponsor retail events (e.g. dollar days, downtown fair, farmer's market, rodeo, parade, etc.) to bring shoppers to the downtown area on a regular basis.

5.3.9 - Maintenance: Provide trash receptacles and maintenance crews to maintain the cleanliness and landscaping of the downtown area.

5.3.10 - Survey: Survey residents regarding what it would take to attract people to downtown.



CHAPTER III: PUBLIC FACILITIES

Public Facilities in Brentwood have been identified as including infrastructure, community facilities, and roadways. This chapter of the General Plan addresses existing facilities and the need for expansion.

The following agencies provide services in Brentwood's Planning Area related to public facilities.

SERVICE	PROVIDER
Fire Protection	East Diablo Fire Protection District Oakley Fire Protection District
Library Services	Contra Costa County Library System
Parks & Recreation Services	Brentwood Park and Recreation District
Police Protection	City of Brentwood Police Department Contra Costa County Sheriff's Office
Schools	Brentwood Union School District Liberty Union School District Knightsen Union School District Byron Union School District Oakley Union School District
Solid Waste	Brentwood Disposal Service
Water Service	City of Brentwood
Wastewater Treatment and Disposal	City of Brentwood
Storm Drainage	City of Brentwood
Utilities	Pacific Gas & Electric Pacific Bell TCI Cablevision

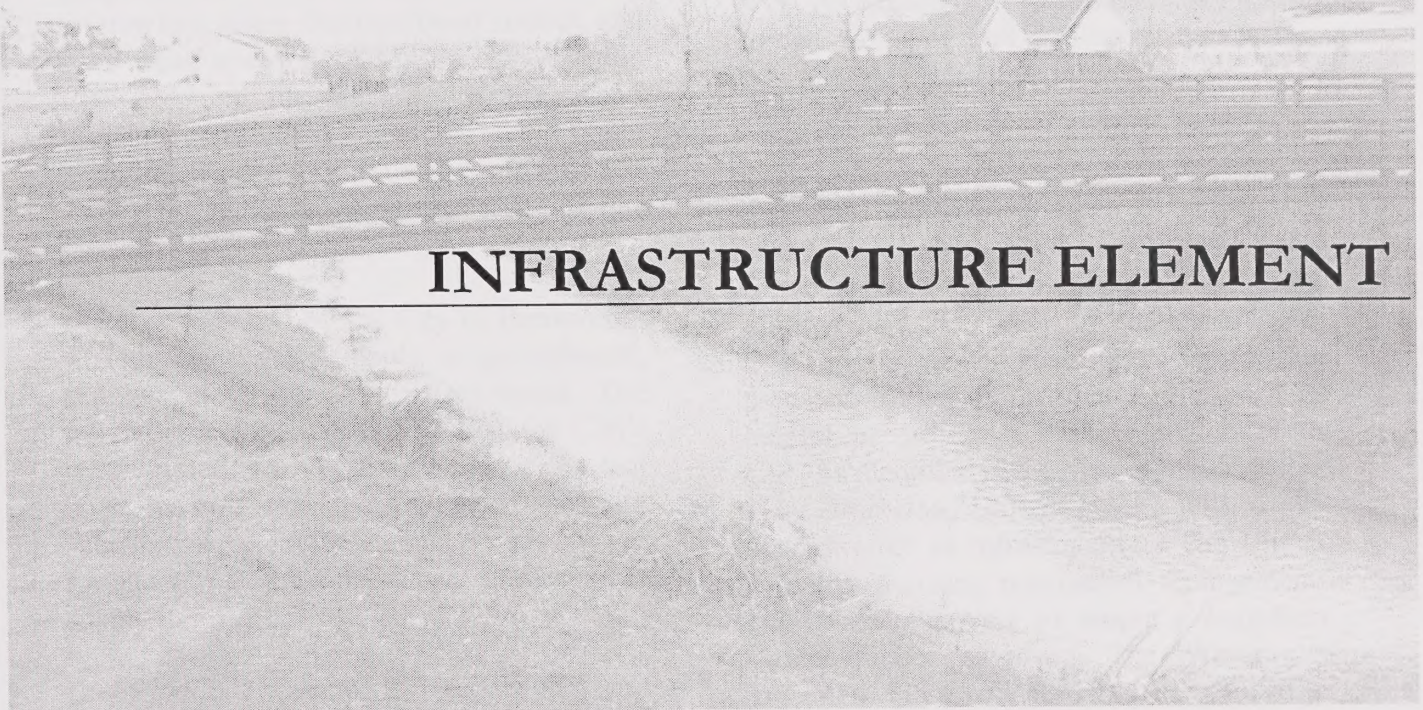
INFRASTRUCTURE ELEMENT

SETTING

The infrastructure element is a critical component of any development project. It provides the foundation for the project and ensures that the project is sustainable and resilient. The infrastructure element includes the physical infrastructure, such as roads, bridges, and utilities, as well as the social infrastructure, such as schools, hospitals, and community centers. The infrastructure element is a key factor in the success of any development project.

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INFRASTRUCTURE ELEMENT

SETTING

Infrastructure is the underlying foundation of a city, constituting basic public services used to support and serve urban development. It is what the city relies upon as a framework to provide and maintain a healthy and safe urban living environment. Brentwood's infrastructure is comprised of its water, wastewater, storm drainage/flood control, and solid waste systems. A Master Infrastructure Plan prepared for the City of Brentwood identifies existing needs and future requirements to accommodate growth and expansion, and was used as a basis for this General Plan.

Water is provided by the City of Brentwood. The primary water supply is groundwater, supplemented by treated surface water. The Infrastructure Plan identified that the City's water system has existing inadequacies that must be corrected. In addition, the City should pursue agreements with water suppliers to secure a permanent surface water supply.

Brentwood's wastewater collection and treatment system (i.e. sewer system), including portions of the collection system which are overcapacity, also requires upgrading and improvements. Another immediate need of the wastewater system is maintenance in order to extend its useful life.

Storm drainage in Brentwood is largely provided by surface drainage facilities, including roadside ditches, surface collection, and shallow drain pipes. Flood control presents a challenge to the City of Brentwood.

The City has not been mapped by the U.S. Army Corps of Engineers for floodzones, indicating areas subject to a 100-year flood. As a result, it is difficult to identify appropriate flood prevention measures. This is addressed in the Goals and Policies section of the Safety Element (Chapter 4, Resources and Hazards).

Solid waste is collected by Brentwood Disposal Service and deposited in the Contra Costa County landfill at Keller Canyon. The City recently adopted a Source Reduction and Recycling Element, in compliance with A.B. 939. As required, this plan identifies methods to divert 25% of the City's waste stream from landfills by 1995, and 50% by 2000. The City currently diverts about 4.8% of its waste.

FORECAST

The City operates a Capital Improvements Program (CIP) that provides guidance on the improvement and maintenance of Brentwood's capital facilities. The recently prepared Master Infrastructure Plan will be helpful in the City's implementation of its CIP. As identified in the Master Infrastructure Plan, Brentwood's future growth will require expansion of its infrastructure. The City is currently pursuing contractual arrangements with water suppliers to secure a long-term surface water supply. The Wastewater Treatment Plant will need to be expanded to accommodate growth beyond the next two to three years. This Infrastructure Element also suggests the City pursue alternative uses of treated wastewater, reducing dependence on potable water supplies. (The use of reclaimed water is also addressed in the Conservation and Open Space element of Chapter 4, Resources and Hazards.)

Storm drainage facilities are recommended to be improved to reduce peak flows and flooding potential along Marsh Creek during

a 100-year event. In addition, the General Plan calls for working with the U.S. Army Corps of Engineers to develop and map flood zone information for the City. Finally, the City must implement its Source Reduction and Recycling Element in order to meet its waste stream diversion goals.

GOALS AND POLICIES

The goals, policies and actions that follow address planning for and improving the City's infrastructure to meet growth allowed by the General Plan. The Growth Management element (Chapter 2, Planning and Development) establishes performance standards for Brentwood's public facilities.

Goal 1: Maintain and improve Brentwood's infrastructure to protect Brentwood's health and safety.

GOAL 1 - INFRASTRUCTURE: Maintain and improve Brentwood's infrastructure to protect Brentwood's health and safety.

POLICY 1.1 - Municipal Services: Provide adequate public infrastructure (i.e. sewer, water, and storm drain) to meet the needs of existing and future development.

1.1.1 - Master Infrastructure Plan: The City shall only support developments which are in conformance with the Master Infrastructure Plan.

1.1.2 - Sizing of Utilities: Through development review, the City shall ensure that utilities are adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.

1.1.3 - Development Proposals: Individual developments will be required to develop comprehensive infrastructure plans for City review and approval as part of an application submittal.

1.1.4 - Infrastructure Capacity: Existing water and wastewater facilities shall be expanded to accommodate existing and future development.

1.1.5 - Correct Inadequacies: The City shall develop a plan which establishes priorities and corrects existing inadequacies in the City's infrastructure system.

1.1.6 - Cost of Infrastructure: New development shall contribute its fair share of the cost of on and off-site public infrastructure and services. This shall include installation of public facilities, payment of impact fees, and participation in a Capital Improvement Financing Program (CIFP).

1.1.7 - Reimbursement: The City may require developments to install off-site facilities which are in excess of a development's fair share. However, the City shall establish a funding mechanism to reimburse the developer for the amount in excess of the fair share costs.

1.1.8 - Other Funding Sources: The City shall apply for State, Federal, and regional funding sources set aside to finance infrastructure costs.

POLICY 1.2: Water System: Provide an adequate, reliable and safe water supply, storage and distribution system.

1.2.1: Drinking Water: Ensure safe drinking water standards are met throughout the community.

POLICY 1.3 - Additional Source: Pursue additional surface water supplies to supplement the City's existing system.

1.3.1 - Permanent Water Source: The City should explore permanent water sources through, and contract with, agencies with surplus water availability such as Contra Costa Water District, East Bay Municipal Utility District, Amador County Water Agency, East Contra Costa Irrigation District, and other potential sources.

POLICY 1.4: Collection and Treatment: Provide adequate wastewater collection and treatment capacity for existing and planned development in Brentwood.

1.4.1: Maintenance: Maintain the existing wastewater system on a regular basis to increase lifetime of the system.

1.4.2 - Reuse: Explore alternative uses of secondary recycled wastewater, including irrigation, dust control, soil compaction, fire protection, and investigate new technology for the use of recycled water as it is being developed.

POLICY 1.5: Storm Drainage: Improve Brentwood's storm drainage facilities.

1.5.1: Marsh Creek Watershed Basins: Implement the recommendations of the Marsh Creek basin plan prepared by Contra Costa County Flood Control District for construction of detention basins sized to contain 100 year floods.

1.5.2: Multiple Use: Incorporate recreational trails and parkway vegetation design in channel improvements, and utilize detention basins for parks, ballfields and equestrian areas.

1.5.3: Flood District: Coordinate development flood control plans and submit large scale development proposals to Contra Costa County Flood Control District for review, comment and incorporation into regional flood control facility design.

POLICY 1.6 - Solid Waste: Reduce the amount of waste requiring disposal at landfills and enhance the potential for recycling the City's refuse.

1.6.1 - Source Reduction and Recycling Element: Implement the Brentwood Source Reduction and Recycling Element.

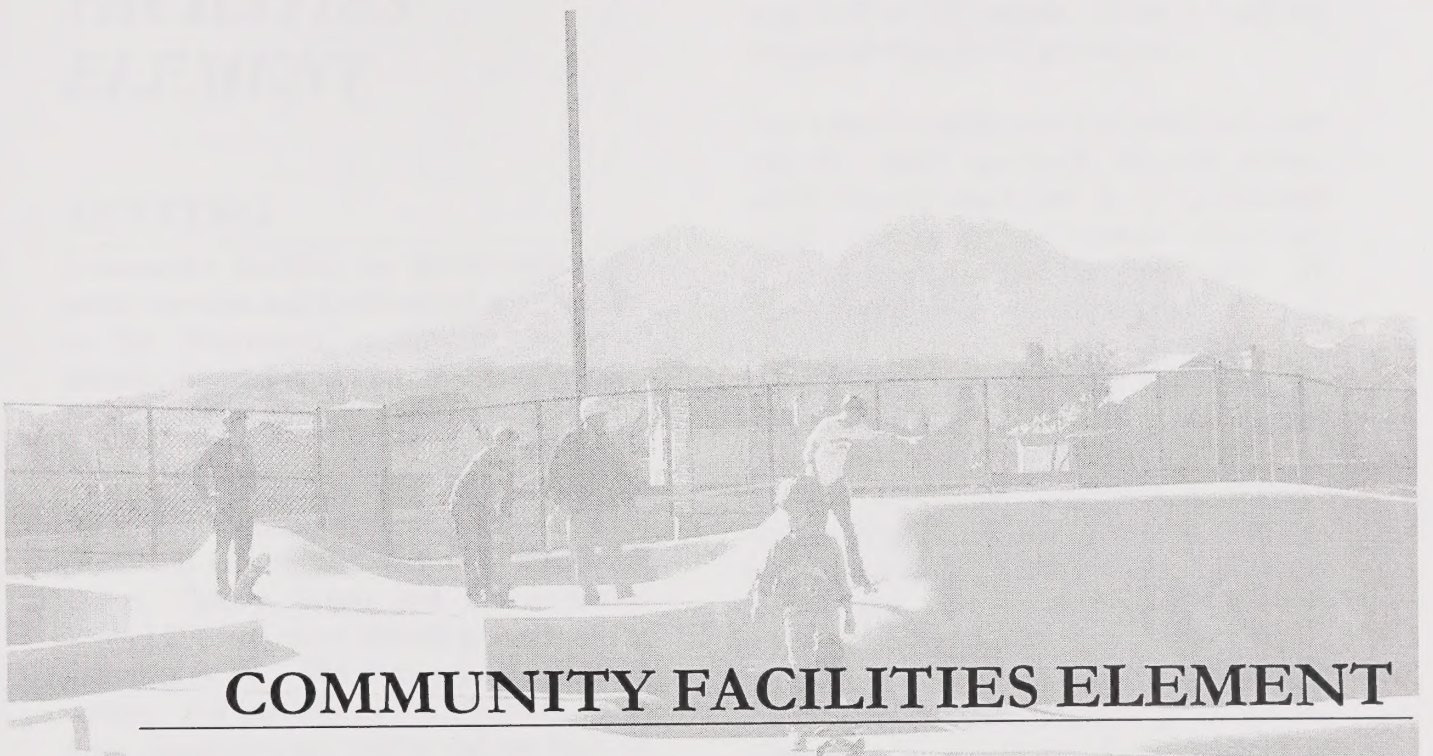
POLICY 1.7: Solid Waste Impacts: Minimize the potential impacts of waste collection, transportation, and the location of potential disposal facilities upon the residents of Brentwood.

1.7.1: Heavy Industrial: Solid waste transfer and processing stations should only be considered in areas designated for Industrial land uses.

1.7.2: Facilities Siting: Locate waste collection, transfer and processing facilities to minimize impact to the surrounding community.

1.7.3 - Coordinate with County: Coordinate with Contra Costa County in locating landfill sites in the County.

1.7.4 - Hazardous Materials Plan: Participate with the County of Contra Costa (for example, through a Joint Powers Agreement) to implement a Hazardous Materials plan.



COMMUNITY FACILITIES ELEMENT

COMMUNITY FACILITIES ELEMENT

SETTING

Community facilities are public and semi-public services and facilities that are provided to the Brentwood community, including schools, fire and police protection, child care, civic functions, and parks and recreation.

Two school districts primarily serve the Brentwood Planning Area: Brentwood Union (K-8) and Liberty Union (9-12). Knightsen Union, Oakley Union and Byron Union School Districts serve limited portions of the Planning Area. The two primary districts operate four schools in the Planning Area: three elementary, one middle and one high. A new middle school and a new high school are projected for 1994. The City of Brentwood collects school impact fees on behalf of the two districts.

Fire protection is primarily provided by the East Diablo Fire Protection District (EDFPD), with two stations located in the Planning Area. Since the EDFPD consists of a minimum number of career personnel who support paid-on-call (POC) personnel, emergency response times cannot be guaranteed. The Oakley Fire Protection District serves small portions of the Planning Area. A Fire Protection Master Plan addresses current and projected service needs for the EDFPD.

The City of Brentwood maintains a staffed Police Department. Unofficially, the Department maintains an emergency response time of three (3) minutes. About 1.7 officers are provided per 1,000 population.

Two types of child care facilities have been defined: small and large day care homes which provide child care in an individuals' home; and child care centers which are exclusively established for child care. All child care providers are currently private.

Community facilities include City Hall, the City Corporation Yard, and the Library and Delta Community Service Center. The City and the Brentwood Recreation and Parks District provide park and recreation services to the community. The City of Brentwood insures that park facilities are developed while the Recreation and Park District maintain the parks and run the recreational programs. The four existing parks include City Park in downtown Brentwood (2.94 acres), McClarren Park (3.24 acres), Curtis Park (6,000 sq. ft.) and Sunset Park (26.43 acres).

FORECAST

Growth in Brentwood's Planning Area will require improvement and expansion of its community facilities. The School Districts have identified the need for a total of six schools through the year 2005. Brentwood's Land Use Plan calls for 17 schools. The Plan's projection is based on a forecast to 2010, and build-out of the General Plan. School locations are conceptually indicated on the Land Use Plan to assist the City and school districts in their efforts to locate and prioritize school locations.

The police department and fire district should be consulted to review and comment upon land use proposals. New and expanded facilities should be incorporated into developments, in order to meet the level of service objectives identified in the Growth Management element (Chapter 2, Planning and Development.)

The continually changing structure of families and the need for two incomes will continue to affect Brentwood's demand for adequate childcare facilities. The City should take part in meeting this demand by working with other agencies and non-profits for joint use of facilities. In addition, the City should ensure that its permitting process and requirements for child care centers remains streamlined and relaxed to encourage additional providers.

City Hall and the Police Department require additional space to meet growth needs. To meet the objectives of other elements of the General Plan, the City will pursue either expanding its current facilities or securing other locations within the downtown area. The City should also work with Contra Costa County to ensure that library facilities are maintained in the community. Similarly, the City should work with various community organizations to establish a performing and cultural arts facility in the community.

Brentwood's existing park facilities do not meet its current needs. In addition, future growth will continue to impact the community's ability to provide and maintain park facilities and recreation programs. This element is based on two primary objectives. First, a City parks and recreation department will allow the City to directly manage those operations. Second, a Master Plan will identify current and future needs, facility types, prioritization and funding.

GOALS AND POLICIES

The following goal and policies are intended to provide the existing and future Brentwood community with high-quality and cost effective community facilities.

Goal 1: Provide high quality community facilities to serve Brentwood's diverse existing and future needs.

GOAL 1 - QUALITY FACILITIES: Provide high quality community facilities to serve Brentwood's diverse existing and future needs.

POLICY 1.1 - New Development: Ensure new development participates in the provision and expansion of community facilities.

1.1.1 - CIFP: Require new development to participate in the Capital Improvements Financing Program (CIFP).

POLICY 1.2 - School Facilities: Adequate school facilities shall be provided in a timely manner in accordance with the pace of development.

1.2.1 - Coordination: The City shall work with the School District to coordinate development to ensure the adequate provision of school facilities and the establishment of a School Facility Master Plan.

1.2.2 - Fees: The City shall ensure that school facility impact fees are collected and shall work with the developers and the school district to establish mitigation measures to ensure that adequate school facilities will be available.

1.2.3 - Financing Programs: The City shall require developer financing through a Capital Improvement Financing Program (i.e. Assessment District, Mello-Roos, Marks-Roos, etc.) in accordance with Zoning Ordinance 17.805, Phased Development Plan.

1.2.4 - Alternative Funding: The City shall work with the school districts to consider alternative funding programs for school facilities construction and provision of educational programs.

POLICY 1.3 - Public Safety (Police and Fire): Police and fire services shall be provided in a manner which ensures that adequate response times are maintained for emergencies.

1.3.1 - Police Services: Capital facilities and personnel shall be provided sufficient to maintain a force level of at least 1.5 officers per 1,000 population.

1.3.2 - Fire Services: The Fire Services District shall strive to meet the following standards: a maximum driving time of three minutes and/or 1/5 miles from the first-due station; three paid firefighters per apparatus in all central business district, urban and suburban areas; and a total response time (dispatch plus running and set-up time) of five minutes in central business district, urban and suburban areas for 90 percent of all emergency responses.

1.3.3 - Coordination: The City shall work with the Fire District and Police Department for review and comments on all development plans.

1.3.4 - Fees: The City shall ensure that impact fees are collected and shall work with the developers to establish mitigation measures to ensure that adequate facilities will be available.

1.3.5 - CIFP: The City shall require all new developments to participate in a Capital Improvement Financing Program and shall make the required findings of 17.805 of the Brentwood Zoning Ordinance (Phased Development Plan) so that development projects will not create excess demand for police and fire services.

POLICY 1.4 - Child Care: Provide for the child care needs of existing and future residents of Brentwood.

- 1.4.1 - Facility Regulation:** Periodically review local regulations affecting child care facilities to ensure the permitting process is streamlined and requirements are relaxed.
- 1.4.2 - Cooperate with Agencies:** Work with the various school and parks districts and non-profits (e.g. YMCA, churches) to provide for joint use of facilities for day care programs.
- 1.4.3 - Day Care Homes:** Support the establishment of small and large day care homes.
- 1.4.4 - Child Care Ordinance:** Prepare and adopt a child care ordinance, addressing the impacts of new development on child care needs.
- 1.4.5 - Reserve Sites:** Support the reservation of sites for future child care facilities.
- 1.4.6 - Coordinate with Providers:** Coordinate with child care providers so that child care needs for existing and future growth are met.
- 1.4.7 - Locational Criteria:** Develop locational criteria for day care centers.
- 1.4.8 - Child Care Near Employment:** Locate child care facilities near employment centers or incorporate into Transportation Systems Management programs.

POLICY 1.5 - Provide Facilities: Ensure that high quality civic, library, medical and other community facilities are provided to meet the broad range of needs within Brentwood.

- 1.5.1 - Innovative Funding:** Establish an innovative approach to funding cultural, community and library facilities services, in addition to state and federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses and national corporations.
- 1.5.2 - Health Care:** Work with health care providers to provide a range of health related facilities in Brentwood to meet the needs of the growing population.
- 1.5.3 - Civic Facilities:** The design and location of new public facilities such as City Hall, Police Stations, Fire Stations, etc. within the downtown area shall be designed and located to be the focal points of downtown.
- 1.5.4 - Senior and Youth Facilities:** Support the location of facilities for senior and youth programs.
- 1.5.5 - Joint School/City Facility Use:** Continue joint use of City and school districts' facilities to improve levels of community service without duplicating investment in public facilities.

POLICY 1.6 - Library and Cultural Facilities: Provide an environment in which community literacy and cultural opportunities are enhanced.

- 1.6.1 - Cooperate with County:** Work with the County to provide adequate library facilities and pursue supplemental funding resources.
- 1.6.2 - Cultural Program:** Encourage the planning and implementation of a cultural and performance arts program, facilities and operations.

1.6.3 - Cultural Activities: Coordinate with local cultural programs, such as the Liberty Union High School District Performing Arts Center, to support their promotion on a regional basis.

POLICY 1.7 - Park Planning: A variety of park facilities shall be provided in a timely manner in accordance with the pace of development.

1.7.1 - Master Plan: The City shall work with the Park District to prepare a Parks and Recreation Master Plan which:

- Establishes funding;
- Adopts standards; and
- Addresses maintenance.

Should the Brentwood Parks and Recreation District be combined with the City, the City shall be responsible for developing a Park and Recreation Master Plan.

1.7.2 - Coordination: The City shall work with the Brentwood Parks and Recreation District and the East Bay Regional Parks District to coordinate development with the adequate provision of neighborhood and regional park facilities. The City shall consider implementing policies that support the dedication and/or acquisition of land for regional park and trail purposes, as identified in the EBRPD Master Plan, as a condition of new development.

1.7.3 - Fees: The City shall ensure that park facility impact fees are collected.

1.7.4 - CIFP: The City shall require all new developments to participate in a Capital Improvement Financing Program and shall make the required findings of Section 17.805 of the City Zoning Ordinance (Phased Development Plan) that the project will not create excess demand for park facilities.

1.7.5 - Park Acreage: The City shall provide at least five acres of parkland citywide per 1,000 population to accommodate recreational open space needs. The City shall consider the effects of new development on park facilities and recreation programs and condition them appropriately.

1.7.6 - Maintenance Costs: The City shall pursue all available sources for maintenance of parks, including but not limited to users fees, assessment districts, and homeowners' associations.

1.7.7 - Joint Use: Pursue joint use of schools and detention facilities with parks.

1.7.8 - Community Facilities: The City of Brentwood shall pursue regional recreational facilities specifically in the areas of the Delta and Los Vaqueros Reservoir, and shall participate in and support regional planning for large scale recreational uses.

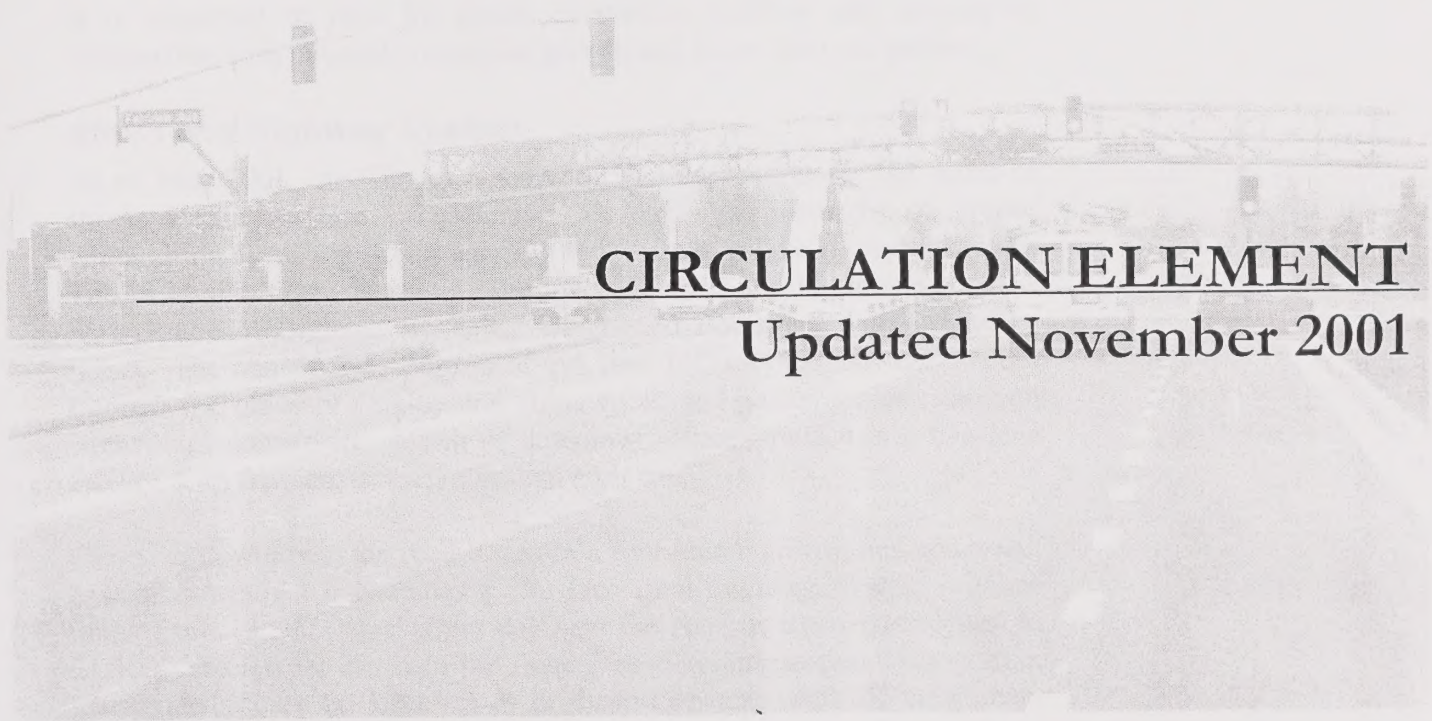
CIRCULATION ELEMENT

Introduction

This document is a guide to the circulation element of the planning process. It provides information on the various components of the circulation system, including roads, transit, and pedestrian facilities. The purpose of this document is to provide a clear understanding of the circulation system and its role in the overall planning process.

The circulation system is a key component of the planning process. It provides the means for moving people and goods from one place to another. The circulation system is made up of a variety of components, including roads, transit, and pedestrian facilities. Each component plays a role in the overall circulation system.

The circulation system is a complex system that involves many different components. It is important to understand the role of each component in the overall system.



CIRCULATION ELEMENT

Updated November 2001

Introduction

This document is a guide to the circulation element of the planning process. It provides information on the various components of the circulation system, including roads, transit, and pedestrian facilities. The purpose of this document is to provide a clear understanding of the circulation system and its role in the overall planning process.

CIRCULATION ELEMENT

Setting

Planning for circulation in Brentwood includes the movement of people and goods using all modes of transportation, and the provision of transportation support facilities. These elements of circulation are crucial to the quality of life of Brentwood residents and visitors and also to the economic viability of the City. Another essential aspect of circulation is the provision of emergency services.

The Circulation Element describes the services, facilities and capital improvements that are needed to facilitate vehicle, pedestrian, transit, bicycle, and emergency transportation. It also describes methods for promoting and encouraging the use of alternative transportation modes, accommodating growth in travel demand, and preserving safety.

It is important to plan for future circulation facilities and services in conjunction with planned population growth and future land use patterns.

Street and Highway System

As of May 2001, the City of Brentwood had approximately 103 miles of streets within the City. The City is developing a hierarchy of streets, although many of the streets existing today are two-lane residential roads. The most significant feature of Brentwood's street and highway system is State Route 4 (Highway 4), called Brentwood Boulevard within the City limits. The non-freeway portion of this state highway extends north-south through the cities of Oakley and Brentwood, and passes directly through Brentwood downtown. North of downtown, State Route 4 is a two-lane facility, with frequent intersections and curb cuts.

Closer to downtown, the road becomes a four-lane highway, and south and east of downtown it becomes a two lane rural highway. Traffic volumes range from 13,800 vehicles per day near the Balfour Road intersection to 21,300 vehicles per day near the Lone Tree Way intersection. Congestion sometimes occurs on Highway 4 in downtown and north of downtown. Highway 4 is also the main truck route through eastern Contra Costa County.

The remainder of Brentwood's street system consists of primarily two-lane rural streets (See Figure 9, Existing Major Roadway Network and Signalized Intersections). Many of these roads are being improved to four-lane roads; some will include six-lane segments. Within the City of Brentwood, there are several key routes, which are important corridors for transportation access and mobility. Walnut Boulevard provides access via Vasco Road to and from Livermore and Highway 580 to the south. Lone

Tree Way provides an east-west route directly to Antioch and Oakley via Anderson Lane, and O'Hara and Empire Avenues. Deer Valley Road is a north-south roadway located on the western edge of the Planning Area that connects Brentwood to Antioch via Balfour Road. Marsh Creek Road (via Walnut Boulevard and Deer Valley Road) connects Brentwood to Clayton, Concord and Walnut Creek to the west. Balfour Road, an east-west street through central Brentwood, extends across the entire Planning Area. Sellers Avenue is a north-south route that extends through the eastern portion of the Planning Area. Central Avenue is an east-west street that serves the central portion of Brentwood.

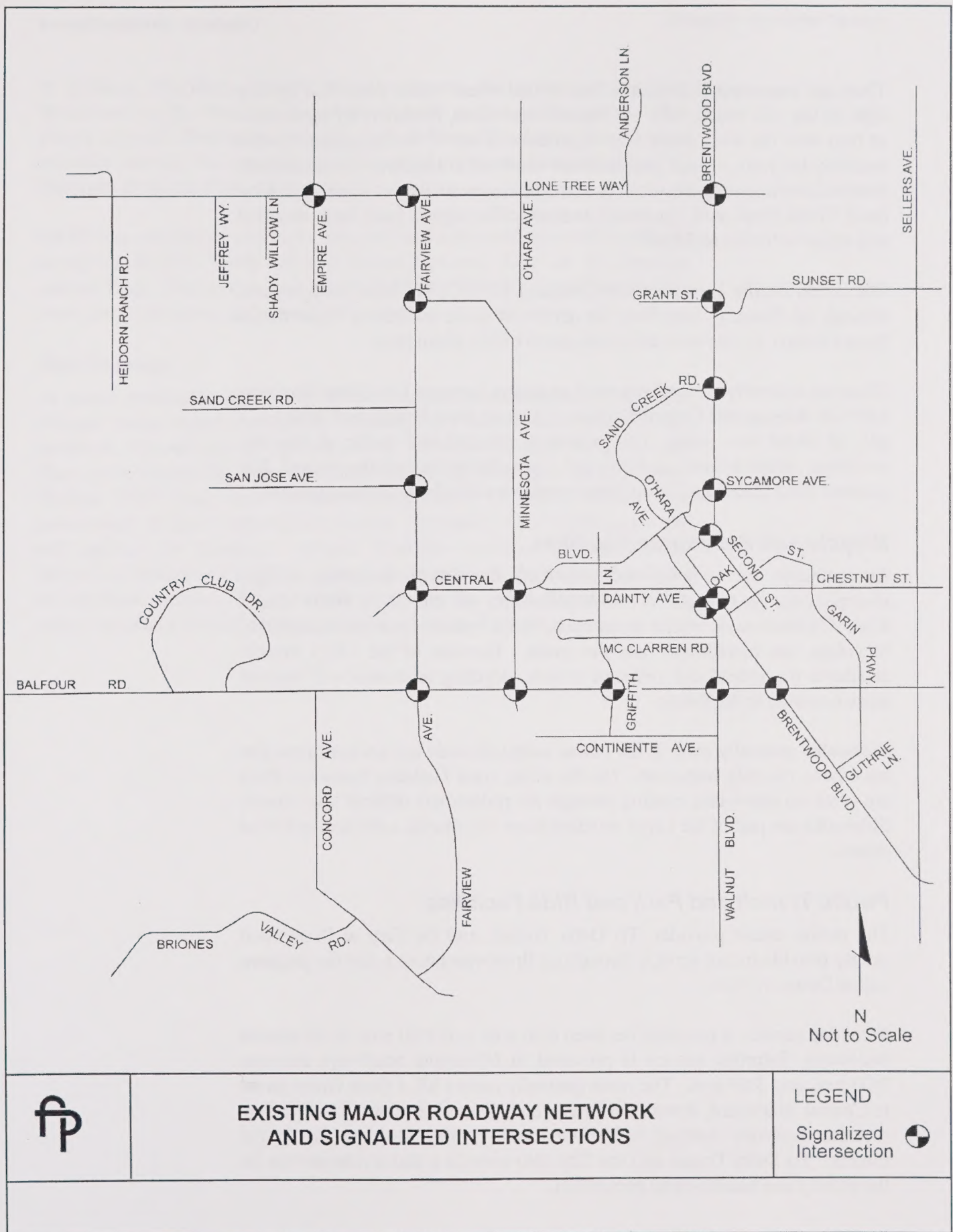
The primarily two-lane rural nature of Brentwood's streets is rapidly changing to typical four-lane suburban standards as new developments improve the existing streets and new roadways are constructed.

Highway 4 currently handles much of the traffic that passes completely through the City of Brentwood for long distance east-west movement. Lone Tree Way, Fairview Avenue, Balfour Road and Walnut Boulevard handle much of the north-south traffic in Brentwood.

In the City of Brentwood, signalized intersections generally operate at acceptable traffic conditions (i.e., level of service C or better). (Note: Level of Service is a standard measure of traffic conditions, with letter grades that range from A (light traffic) to F (gridlock) for signalized intersections. Level of Service C represents conditions where vehicles do not wait through more than one red signal at intersections.)

Because many roads at signalized intersections have not been improved to four-lane facilities, long vehicle queues can form during the red phase of the signal operations. There is, however, sufficient green light time to accommodate the vehicles in queue. Thus, the majority of vehicles do not wait through more than one phase of the signal cycle, which is equivalent to Level of Service C.

All-way stop control intersections in Brentwood are sites of the greatest observed delays. During peak periods, these intersections can have substantial delays as vehicles wait to proceed through the intersection. Peak periods are identified by morning, school and evening commute periods.



There are numerous locations in Brentwood where traffic control is by stop sign on the side streets only. At these intersections, motorists trying to cross or turn onto the main street may experience delays if the main street traffic becomes too heavy. Such problems are observed at Highway 4 intersections north of downtown Brentwood. In some instances such as at Lone Tree Way, Sand Creek Road, and Sycamore Avenue traffic signals have been installed as a solution to this problem.

The Union Pacific Transportation Company (UPTCo.) railroad tracks extend through the Planning Area from the northwest to the southeast. These tracks form a barrier to east-west and north-south traffic circulation.

There are currently no roadway track crossings between Lone Tree Way near Fairview Avenue and Central Boulevard in downtown Brentwood, which is a gap of about two miles. This condition concentrates traffic at the two crossings, which reduces mobility and accessibility through Brentwood. The planned Sand Creek and Grant Street corridors will alleviate this condition.

Bicycle and Pedestrian Facilities

As roadways are widened and improved, the City is requiring designs incorporating six to eight-foot wide bike lanes per the City's Trails Master Plan. On most roads within Brentwood, traffic volumes are low enough that bicyclists can comfortably use the roads. Because of the City's bicycle standards for arterial and collector streets, bicycling amenities will become more common in the future.

Sidewalks generally exist in the newer neighborhoods and on roadways that have been recently improved. On the older, rural facilities, however, there are often no sidewalks, making passage for pedestrians difficult and unsafe. Sidewalks are part of the City's standard plans for arterial, collector, and local streets.

Public Transit and Park and Ride Facilities

The public transit provider, Tri Delta Transit, and the City of Brentwood jointly provide transit service throughout Brentwood with a service program called Dimes-A-Ride.

Weekday service is provided between 6:00 a.m. and 8:00 p.m. in 30-minute headways. Saturday service is provided in 60-minute headways between 9:00 a.m. and 5:00 p.m. The route generally covers SR 4 from Grant Street to Central Boulevard, downtown Brentwood, Central Boulevard to Fairview Avenue, Fairview Avenue to Balfour Road, Balfour Road to SR 4, and returns. Tri Delta Transit and the City also provide a dial-a-ride service for the elderly and handicapped population.

In addition, Tri Delta Transit provides express bus service, connecting Brentwood to the Pittsburg/Bay Point BART station. This service also passes through Pittsburg, Antioch, and Oakley. Tri Delta Transit also provides express bus service to Lawrence Livermore Laboratory and to Hacienda Business Park in Pleasanton.

BART has established and owns one park-and-ride location on the northeast corner of Walnut Boulevard and Dainty Avenue. This lot is currently underutilized. The lot can be used for Tri Delta Transit express bus service users, local bus users, and private carpools.

Rail Service

As noted previously, the Union Pacific Transportation Company (UPTCo.) railroad tracks extend through the Planning Area from the northwest to the southeast. The rail line for the last several years has not been in active use. There have historically been discussions to provide passenger rail service on the line. The Contra Costa Transportation Authority (CCTA) is conducting a transit study in East Contra Costa County. The study is considering bus and rail options for passenger service. Possible corridors to consider in Brentwood include the UPTCo railroad, the Santa Fe Railroad line that skirts the northeast portion of the Planning Area, or the SR 4 Bypass corridor, which includes sufficient right-of-way for a future rail corridor.

Forecast and Circulation Plan

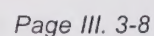
Buildout of the Brentwood General Plan will result in an estimated population of 76,226 and employment of approximately 43,193. At the same time, other communities in the eastern portion of the county will experience similar growth in the future. This growth will result in daily travel in Brentwood growing from about 110,000 trips per typical weekday in Year 2000 to 463,000 trips per typical weekday at buildout. These values include three types of trips – trips that begin and end within Brentwood, trips that begin in Brentwood and end outside Brentwood, and trips that begin outside Brentwood and end within Brentwood.

Roadway Circulation Plan

At buildout the planned development and resulting increased trips will require additional road and transit facilities in the City of Brentwood. The circulation plan for Brentwood and estimated daily traffic volumes on major roads are shown on Figure 10 (Roadways Map) and Figure 11 (Daily Roadway Traffic Volumes at Buildout). Key features of this roadways system include:

- State Route 4 Bypass:
 - *A 4-lane at grade divided freeway with interchanges at Lone Tree Way, Sand Creek Road, Balfour Road, Marsh Creek Road and Walnut Boulevard.*
 - *A 2-lane expressway connector along Marsh Creek Road from the new freeway to existing State Route 4.*
- East-West Arterial Road Improvements:
 - *Balfour Road widening to 4 lanes, with 6 lanes near the State Route 4 Bypass.*
 - *Sand Creek Road extension and widening to 4 lanes, 6 lanes in the vicinity of the State Route 4 Bypass, with a grade separation at the UPTCo tracks.*
 - *Lone Tree Way widening to 4-lanes, 6 lanes in the vicinity of the SR 4 Bypass.*
 - *Grant Street extension west to Shady Willow Road as a 2-lane road.*

- North-South Arterial Road Improvements:
 - *Extending Empire Avenue to Sand Creek Road as a 4-lane road.*
 - *Widening Fairview Avenue to a 4-lane road from Balfour Road to Sand Creek Road.*
 - *O'Hara Avenue extensions south from Lone Tree Way as a 2-lane road connecting Sand Creek Road and continuing south to Walnut Boulevard as a 4-lane road via Central Boulevard.*
 - *Widening of SR 4 (Brentwood Boulevard) to 4 lanes through Brentwood.*
 - *Shady Willow Road extension from Lone Tree Way south intersecting with Empire Avenue north of Sand Creek Road and continuing south to Sand Creek Road as a 4-lane road.*
 - *Upgrade Sellers Avenue to a rural byway.*



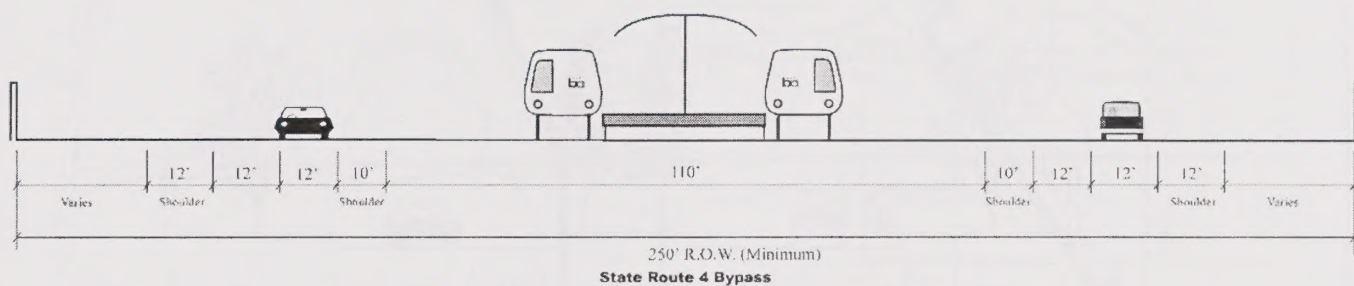


***Note:** The alignment of future roadways is only schematic and not precise at this time. Precise roadway alignments will be subject to further study prior to development.*

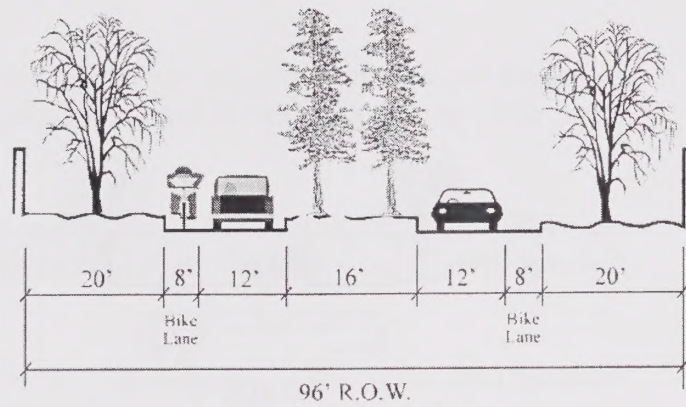
Figures 12 and 13 (Typical Roadway Cross Sections) schematically illustrate the elements to be incorporated into the State Route 4 Bypass, rural byways, arterials, and collectors.

The City has identified two primary truck routes, which are used to facilitate the movement of goods. At buildout, State Route 4 Bypass provides the routing for regional goods movement through the area, while Lone Tree Way provides the primary truck routing into Brentwood for trucks on the regional system. Figure 14 illustrates the locations of truck routes.

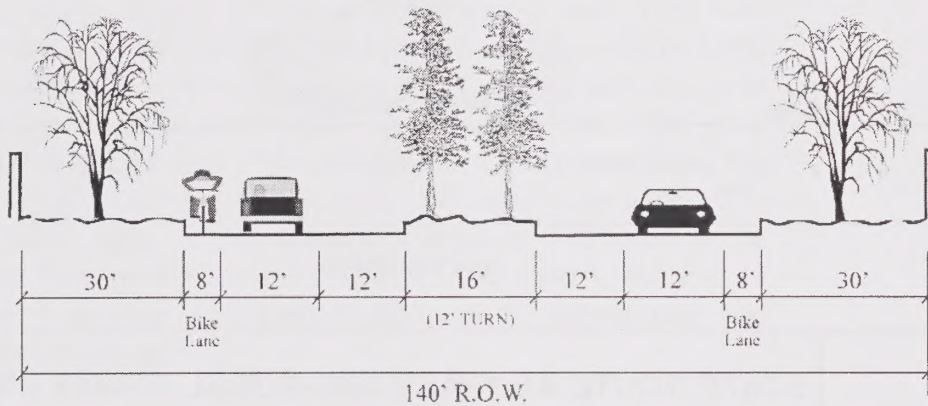
In the year 2001, much of the land area in Brentwood is rural, with low-density land uses that generate very little vehicle traffic. This condition lends itself well to a limited number of two-lane rural roads. As land uses change to match the allowable development under the General Plan, the rural transportation infrastructure will be inadequate to accommodate the additional traffic. Many existing two-lane roads will need to be widened to handle greater traffic loads. Additional road corridors will need to be constructed to not only provide access to future development, but also to allow traffic to flow between development sites and the sub-regional and regional road system in the area.



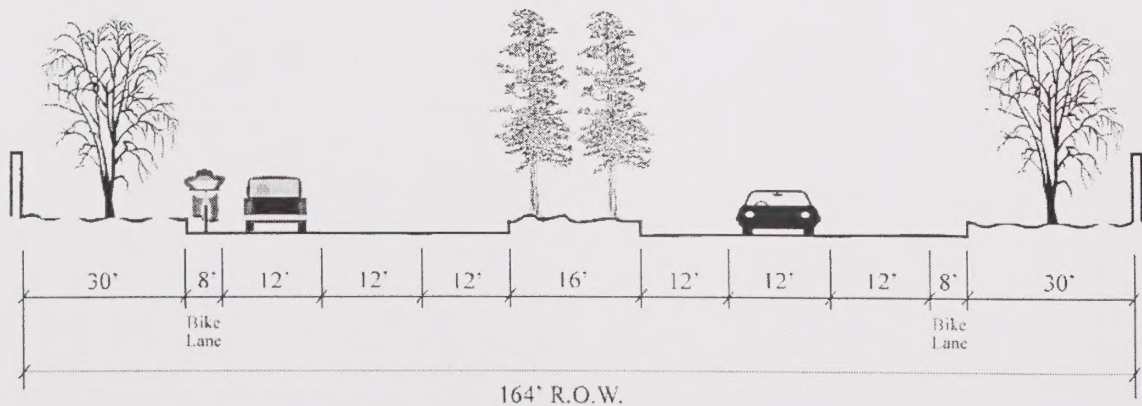
STATE ROUTE 4 BYPASS AND RURAL BYWAY CROSS-SECTIONS



2-Lane Collector With Median



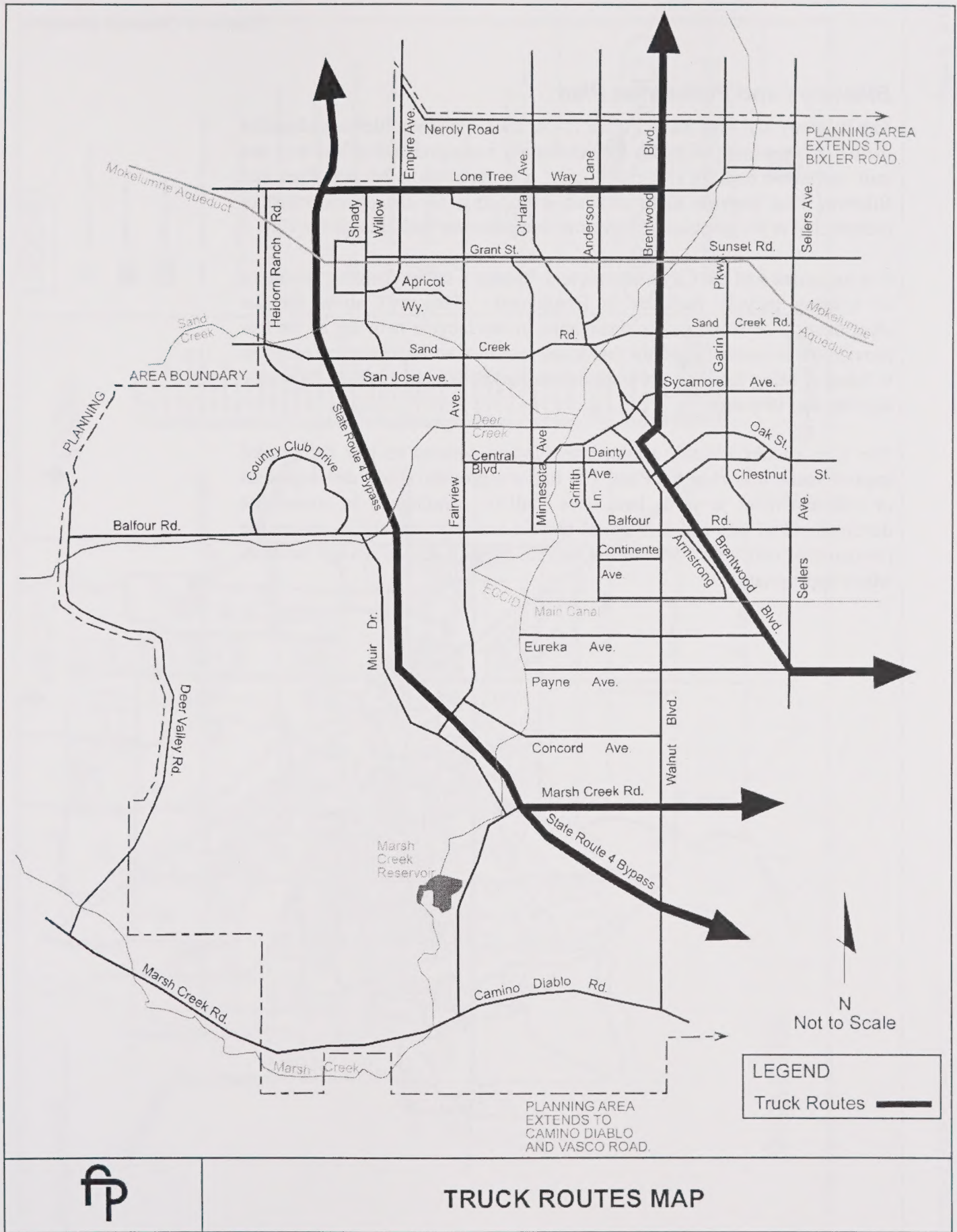
4-Lane Arterial



6-Lane Major Arterial



TYPICAL ROADWAY CROSS-SECTIONS

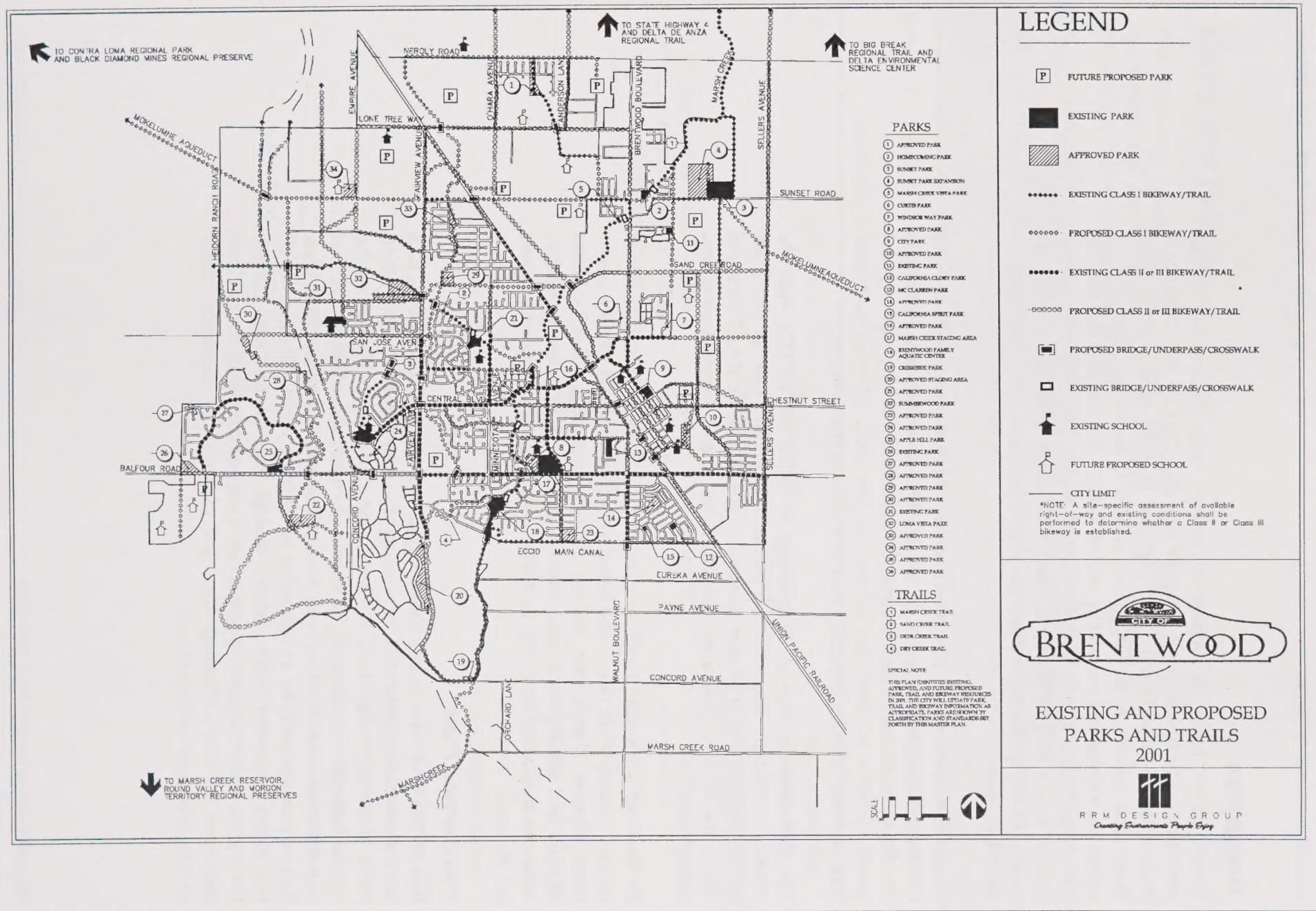


Bikeways and Pedestrian Plan

The Bikeway and Trail Map (Figure 15) in this Circulation Element identifies the basic framework of routes for developing a comprehensive bikeway and trail system. The City's Parks, Trails, and Recreation Master Plan and Bikeway Plan provide more detailed information for the development of recreational or bicycle commuter routes that pass near and through the City.

It is important that the City maintain and manage a comprehensive inventory of existing bicycle facilities in Brentwood. This will allow for the identification of weak and missing links in the bicycle network as well as provide the necessary input for the development of an improvement program to bring existing facilities up to minimum standards such as those for width, signing, and striping.

The City should identify appropriate funding sources to pay for needed improvements shown in the Plan. For future approvals of new developments or redevelopment projects, land uses shall be conditioned to ensure the development of safe and convenient bicycle access routes and to ensure the provision of convenient and secure bicycle parking and/or storage facilities where appropriate.



City of Brentwood General Plan, 2001-2021
Figure 15, Bikeway and Trail Map

Transit Plan

Future transit needs in Brentwood include both service for internal circulation and longer distance commute services. The City must continue to work with Tri-Delta Transit to increase and improve service along major Brentwood arterials as the City grows, in order to ensure that residents have access to shopping and community activity centers. It is possible that the City will outgrow its Dimes-a-Ride service and require fixed bus route service with specific scheduled stops and times. Fixed stops with rider shelters will need to be identified and incorporated into existing and future developments as the City grows.

Longer distance commute services will need to be expanded to include major commute destinations currently not served, such as Livermore, Pleasanton, San Ramon and Santa Clara County. In addition to working with regional transit operators to obtain this service, the City must allow for additional park-and-ride facilities, especially near new freeway interchanges.

The City shall be alert to opportunities to utilize the UPTCo track for commute services. There are two potential future locations for passenger service stations: one in or near downtown, possibly at the BART park and ride or the old train station site downtown, and one at Empire Avenue near Neroly Road.

To facilitate additional transit services, the Circulation Element includes policies relating to site design and layout so that future transit services can be more effective. Such site features include: clustering office buildings together and placing them near arterial streets, and providing pedestrian walkways to bus stop locations, including cut-through opportunities between cul-de-sacs.

Rail Service Plan

Rail service is of value to any community in east Contra Costa County. Rail service provides opportunities for workers to use an alternate transportation mode to travel between work and home, and also provides alternatives for recreational trips. For example, the Capitol Corridor ridership at several East Bay stations is split 50/50 between work-related and recreation-related trips. Rail service also provides an alternative to driving a vehicle on SR 4, which is a highly congested traffic corridor through East Contra Costa County. Brentwood should consider opportunities to support the use of the rail lines that cross the City's Planning Area, and to encourage additional freight service, passenger service, or both.

Goals and Policies

The following goals, policies, action programs and implementation mechanisms will serve to ensure that City decisions lead to developing an efficient and balanced circulation system.

GOAL 1: MOVEMENT OF PEOPLE AND GOODS

A transportation system that provides safe and efficient movement of people and goods within and through the City of Brentwood and promotes the use of alternatives to the single-occupant vehicle.

Policy 1.1 Balanced Transportation System: Develop and maintain a balanced transportation system within the City that provides a choice of transit, bicycle, equestrian, pedestrian and private automobile modes.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
1.1.1 Level of Service: Maintain a level of service standard of “D” or better throughout the vehicular street system.	City of Brentwood Community Development and Engineering Departments	Ongoing	▪ Growth Management Element (8) ▪ General Plan Roadways Map (7) ▪ Traffic Management Guidelines (TMG) (16) ▪ Capital Improvement Program (2) ▪ Development Review (4) ▪ Traffic Monitoring (17) ▪ Intergovernmental Coordination (9) ▪ Travel Demand Management (TDM) (19)

GOAL 1: MOVEMENT OF PEOPLE AND GOODS (continued)**Policy 1.1 Balanced Transportation System (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.1.2 Bicycle Circulation: Develop a complete, interconnected bicycle circulation system that facilitates commuter as well as recreational travel. Improve bicycle routes and access to and between major destinations. Ensure safe bicycle access to local schools.	City of Brentwood Parks and Recreation, Community Development, and Engineering Departments	Adopt a Bicycle Master Plan within 18 months of General Plan adoption Other actions are ongoing	▪ Bicycle Master Plan (1) ▪ Intergovernmental Coordination (9)
1.1.3 Pedestrian Circulation: Develop a safe, convenient, continuous and interconnected pedestrian circulation system throughout the City. Ensure safe pedestrian access to local schools.	City of Brentwood Engineering, Community Development, and Parks and Recreation Departments	Ongoing	▪ Pedestrian Circulation Enhancements (12) ▪ Streetscape Design Standards (15) ▪ Parks, Trails, and Recreation Master Plan (10)
1.1.4 Equestrian Circulation: Develop a safe and convenient equestrian circulation system throughout the City.	City of Brentwood Parks and Recreation and Community Development Departments	Ongoing	▪ Parks, Trails, and Recreation Master Plan (10)
1.1.5 Transit System: Encourage transit providers to improve service by increasing the number of existing transit routes service frequencies and development of convenient rider shelters at bus stops. Encourage the use of park-n-ride lots and other transit incentives for Brentwood commuters. Support regional transit priorities focused on East Contra Costa County.	City of Brentwood Engineering Department	Revise CIP annually Other actions are ongoing	▪ Intergovernmental Coordination with Tri Delta Transit & BART (9) ▪ Capital Improvements Program (CIP) (2) ▪ Development Review (4)

GOAL 1: MOVEMENT OF PEOPLE AND GOODS (continued)**Policy 1.1 Balanced Transportation System (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
1.1.6 Goods Movement: Maintain a transportation system, consistent with the City Truck Routes Map, that provides truck mobility to serve Brentwood commerce, and support infrastructure improvements to separate regional goods movement from local circulation.	City of Brentwood Engineering and Community Development Departments	Ongoing	▪ General Plan Truck Routes Map (8) ▪ Intergovernmental Coordination (9)
1.1.7 Emergency Services: Maintain and improve critical transportation facilities for emergency vehicle access and emergency evacuation needs.	City of Brentwood and East Diablo Fire District	Revise CIP annually Other actions are ongoing	▪ General Plan Roadways Map (7) ▪ Capital Improvement Plan (2)

GOAL 2: TRANSPORTATION ALTERNATIVES

A transportation system that encourages walking, bicycling and public transit use and encourages shorter commute trips for Brentwood residents.

Policy 2.1 Development Patterns: Recognize the link between land use and transportation. Promote land use and development patterns that encourage walking, bicycling, and transit use. Emphasize well-designed high-density and mixed land use patterns that promote transit and pedestrian travel. Where feasible, emphasize the following land use measures:

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.1.1 Density and Mixed Uses: Emphasize transit-oriented development, high-density and mixed land use patterns that promote transit and pedestrian travel.	City of Brentwood Community Development and Engineering Departments	Ongoing	▪ General Plan Land Use Map (6) ▪ Development Review (4) ▪ Design Review Guidelines (3)
2.1.2 Neighborhood Complexes: Promote conveniently located neighborhood complexes that provide housing and commercial services near employment centers and along transit corridors.	City of Brentwood Community Development Department	Ongoing	▪ General Plan Land Use Map (6) ▪ Development Review (4)
2.1.3 Assembling Uses: Promote land-use patterns that maximize trip-linking opportunities by assembling uses that allow people to take care of a variety of daily needs.	City of Brentwood Community Development Department	Ongoing	▪ General Plan Land Use Map (6) ▪ Development Review (4)
2.1.4 Land Use and Urban Design: Encourage pedestrian-oriented land use and urban design that can have a demonstrable effect on transportation choices.	City of Brentwood Community Development Department	Ongoing	▪ General Plan Land Use Map (6) ▪ Development Review (4) ▪ Design Review Guidelines (3)
2.1.5 Transit Corridors: Encourage growth to occur along existing transit corridors.	City of Brentwood Community Development Department	Ongoing	▪ General Plan Land Use Map (6) ▪ Development Review (4)

GOAL 2: TRANSPORTATION ALTERNATIVES (continued)**Policy 2.1 Development Patterns (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
2.1.6 Design to Allow Choices: Design developments to include features that encourage walking, bicycling, and transit use. Design features shall include bus turnouts, transit shelters and benches, and pedestrian access points between subdivisions and between adjacent related land uses.	City of Brentwood Community Development Department, Engineering, Parks and Recreation, and Police Departments	Ongoing	▪ Development Review (4) ▪ General Plan Bikeways & Trails Map (5)
2.1.7 Safe Crossings: Design safe crossings where trails and roads meet.	City of Brentwood Community Development Department, Engineering, Parks and Recreation, and Police Department	Adopt a Bicycle Master Plan within 18 months of General Plan adoption	▪ Parks, Trails, & Recreation Master Plan (10) ▪ Bicycle Master Plan (1) ▪ Intergovernmental Coordination with Contra Costa County, Cities of Antioch and Oakley, EBRPD, CHP, & Caltrans (9)

GOAL 3: LIVABILITY

A transportation system, including safe and adequate streets, trails, signals, sidewalks, pathways, curbs, gutters, streetlights, transit amenities, and signage that maintains and enhances the livability of the City.

Policy 3.1 Integrated Transportation System: Integrate the transportation system into the physical structure of the City in order to enhance livability, while providing an efficient and safe means of moving people and goods.

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.1.1 Improve Circulation: Improve circulation in locations with high levels of congestion, but avoid major increases in street capacities unless necessary to remedy severe traffic congestion on major arterial corridors.	City of Brentwood Engineering and Community Development Departments	Revise CIP annually Other actions are ongoing	▪ General Plan Roadways Map (7) ▪ General Plan Bikeways & Trails Map (5) ▪ General Plan Truck Routes Map (8) ▪ Capital Improvement Program (2) ▪ Traffic Management Guidelines (16) ▪ Intergovernmental Coordination with Contra Costa County, Cities of Antioch and Oakley, TRANSPLAN, CCTA, MTC, & Caltrans (9)
3.1.2 Streets as Public Spaces: Recognize the role of streets not only as vehicle routes but also as parts of a system of public spaces, with quality landscaping, street trees, and bicycle and pedestrian paths.	City of Brentwood Engineering, Community Development, and Parks and Recreation Departments	Ongoing	▪ Development Review (4) ▪ General Plan Bikeways & Trails Map (5) ▪ Design Review Guidelines (3) ▪ Specific Plans (14) ▪ Intergovernmental Coordination with Tri-Delta Transit (9)

GOAL 3: LIVABILITY (continued)**Policy 3.1 Integrated Transportation System (continued)**

Action Program	Responsible Agency/ Department	Time Frame	Implementation Mechanism
3.1.3 Residential Streets: Maintain the existing and planned system of arterial and collector streets to discourage cut-through traffic while maintaining neighborhood connectivity. Where necessary, emphasize traffic management and calming techniques to control vehicle speeds on residential streets as well as collector streets with residential development.	City of Brentwood Engineering and Police Departments	Adopt a Bicycle Master Plan within 18 months of General Plan adoption Other actions are ongoing	▪ Bicycle Master Plan (1) ▪ Development Review (4)
3.1.4 Street Maintenance: Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.	City of Brentwood Public Works, Engineering, and Parks and Recreation Departments	Revise CIP annually Other actions are ongoing	▪ Capital Improvement Plan (2) ▪ Pavement Management Program (11) ▪ Intergovernmental Coordination (9)
3.1.5 Noise: Ensure that the noise information in other elements of the General Plan remains consistent with the Circulation Element.	City of Brentwood Engineering and Community Development Departments	Adopt any necessary amendments within 18 months of General Plan adoption	▪ Update of Noise Element (21)

Summary of Implementation Mechanisms

These implementation measures relate to the last column of the previous table.

1. **Bicycle Master Plan.** Prepare a comprehensive Bicycle Master Plan to comply with the thirteen (13) elements of the California Bicycle Lane Account (BLA). Elements shall include an active public input process to develop a comprehensive bicycle circulation system with support facilities; bicycle facility design standards; bicycle support facility standards; bicycle education and promotion programs in Brentwood; bicycle accident analysis in Brentwood; and a capital improvement program. The Bicycle Master Plan should encourage local access to transit facilities by bicycling as an alternative to short-distance driving. Develop a strategic approach to pursuing state and federal funding for bicycle projects, working closely with surrounding jurisdictions and Contra Costa County.
2. **Capital Improvements Program.** The Capital Improvement Program (CIP) is a compilation of the capital improvement planned for construction over the next five years. It includes cost estimates, the phasing of specific improvement and associated costs and methods with which specific improvement will be financed. The City conducts annual reviews of the CIP and adds money for transportation, infrastructure, and public facility improvements as funding sources are identified. The CIP also provides the basis for planning for funding of civic and community facilities.
3. **Design Review Guidelines.** Design guidelines are a tool for ensuring that development is compatible with the surrounding area and that it functions well for the community. To the extent possible, the guidelines should be specific: guidelines that are quantifiable shall be considered for incorporation into the development regulations.
4. **Development Review.** The City undertakes development reviews to ensure compliance with applicable local, regional, state, and federal laws and adopted policies. This process ensures that developers contribute their fair share of funding for needed on-site and off-site improvements. This measure requires developers to:
 - a) Construct transportation improvements along their property frontages when appropriate;
 - b) Pay traffic mitigation fees to fund off-site roadway improvements; and
 - c) Fund traffic impact studies that identify on-site and off-site project

effects and mitigation measures.

5. **General Plan Bikeways and Trails Map.** The General Plan Bikeways and Trails Map indicates locations of existing and proposed bikeways and trails in the City of Brentwood. This map is also a component of the Parks, Trails and Recreation Master Plan, and provides a plan for safe multi-modal linkages throughout the City.
6. **General Plan Land Use Map.** The General Plan Land Use Map indicates the locations for future development and growth, as well as the density and intensity of this growth. This is critical information in terms of planning for circulation systems within the City, since it is necessary to link future circulation needs with Brentwood's projected future growth patterns.
7. **General Plan Roadways Map.** The General Plan Roadways map indicates future locations and road classifications for roads within the City of Brentwood. The Roadways Map provides a linked transportation system for the City and is based on the location and intensity of planned future growth and development.
8. **General Plan Truck Routes Map.** A truck routes map indicates the routes that trucks travel within and through the City of Brentwood. It is necessary to consider this map in terms of ensuring that truck traffic does not conflict with other modes of transportation.
9. **Growth Management Element.** The Growth Management Element designates methods of ensuring that public facilities and services, including transportation infrastructure, keep pace with future development in the City of Brentwood.
10. **Intergovernmental Coordination.** The City shall take part in efforts to expand the regional transportation system, including bicycle, pedestrian, and equestrian trails, to meet anticipated demands. The City shall coordinate with adjacent jurisdictions, the City of Antioch, the City of Oakley, Contra Costa County, Tri-Delta Transit, the State Route 4 Bypass Authority, TRANSPLAN, Caltrans, and other applicable agencies. The Contra Costa County Transportation Authority (CCTA) East County Action Plan for Routes of Regional Significance defines a regional vision for the area. This document defines many of the City's positions with respect to regional transportation improvements.
11. **Parks, Trails, and Recreation Master Plan.** The Parks, Trails and Recreation Master Plan sets a framework for the location of future parks, trails and recreation facilities in the City of Brentwood based on the existing facilities and the projected future need. The Master Plan

also helps to create integrated parks, trails, and recreation systems throughout the City and identifies service delivery methods.

12. Pavement Management Program. Maintain a systematic pavement management program and identify and prioritize maintenance projects in the City's CIP. Street maintenance should also include maintenance and regular cleaning of bicycle routes to remove debris and repair poor pavement conditions that discourage bicycle riding. The Pavement Management Plan should also address signage and pavement on the data system throughout the City.

13. Pedestrian Circulation Enhancements. Review existing pedestrian circulation within the City to identify constraints to walking, develop improvement plans at constrained locations (including pedestrian street crossings), and incorporate pedestrian enhancement projects into the City CIP. Encourage local access connections between neighborhood parks and commercial areas by walking as an alternative to short-distance driving. Develop new sidewalk width standards consistent with the type and intensity of adjacent land use. Attention shall be paid to the issue of tree damage to sidewalks and obstruction of sidewalks by signs. When constructing or modifying sidewalks the following objectives shall be evaluated and addressed:

- a) Maintain accessibility for all users.
- b) Within commercial, office, and mixed-use areas, provide or improve sidewalk pedestrian amenities, such as seating, bicycle parking, pedestrian-scale lighting, street trees, flower boxes, trash receptacles, drinking fountains, and bus rider shelters. In many cases, this may be in combination with the development of adjacent properties.
- c) Systematically inspect and maintain sidewalk facilities to clean and repair damaged surfaces and remove or relocate impediments, such as poles and newspaper racks that interfere with pedestrian flow.
- d) Build at sufficient width to allow at least two people to walk side-by-side. Make sidewalk widths in commercial areas more generous.
- e) Where possible, channel or guide pedestrian traffic along sidewalks to increase commercial opportunities.

14. Preference for Cut-through Street. In conjunction with the Neighborhood Traffic Management Plan, neighborhoods along residential streets, which bear cut-through traffic (as measured by up-to-date traffic study data) shall be given priority for neighborhood improvements to compensate for the effects of traffic. In addition to traffic management techniques, such improvements might include amenities such as street tree planting and utility under grounding.

15. **Specific Plans.** Certain areas of a Brentwood need to be planned comprehensively, but in more detail than can be done in a general plan. A specific plan can integrate land use, design, transportation, utilities and other issue into an action strategy. For example, the Downtown and the Northwest Area of Brentwood may benefit from implementation of Specific Plans. A specific plan may be used to pay special attention to and address circulation and transportation issues within a neighborhood or region of the City.
16. **Streetscape Design Standards.** Develop street standards and specifications to protect public health, safety and the role of the street as a public space.
17. **Traffic Management Guidelines.** The City shall develop Traffic Management Guidelines (TMG) as needed to respond to identified problems in a consistent and methodical way when Caltrans traffic control warrants are not met. The TMG shall have a strong citizen participation element so residents can follow the guidelines and understand various improvement measures and participate in the decision-making process. The TMG will describe the improvement process and identify specific steps. At a minimum, the TMG shall define the standard procedure, type of data collection, toolbox of potential traffic calming measures, prioritization methodology, and funding mechanism(s).
18. **Traffic Monitoring.** Ensure regular monitoring of traffic accidents, traffic levels and intersection capacity to update base data and respond to safety problems and changing conditions.
19. **Transportation System Performance Measures.** The City shall maintain a level-of-service standard for traffic operations set forth by Contra Costa County Transportation Agency (CCTA) and the Institute of Traffic Engineers (ITE) Highway Capacity Manual that assesses service levels for all street users, including automobiles, buses, pedestrians, and bicyclists. The City shall take necessary actions to reduce automobile congestion during peak hours in order to reduce the need for improvements that decrease opportunities for alternative transportation modes or reduce parking supply. The City shall continue to pursue current LOS D for existing and future intersections.
20. **Travel Demand Management (TDM).** Support and promote TDM measures to reduce the percentage of person trips made by automobile and to reduce the annual vehicle miles of travel. Reduce the percentage of trips made by automobile and provide the opportunity and facilities to divert trips from single occupancy automobiles to other modes. Encourage small business in areas of employment concentration to form

cooperatives that can collectively provide effective TDM options to employees.

- 21. Update of Noise Element.** Consolidate the noise information from the 2001 General Plan update and its Environmental Impact Report, conduct any necessary additional analysis, and update the Noise Element, as required.



CHAPTER IV: RESOURCES AND HAZARDS

CONSERVATION/OPEN SPACE ELEMENT

CONSERVATION/ OPEN SPACE ELEMENT

SETTING

Agriculture is the primary land use of the Brentwood Planning Area and the historic industry for the community. This, coupled with increasing development pressures throughout the Bay Area, leads to Brentwood's desire to balance these two interests.

An initiative was approved by Contra Costa County voters in 1990 (Measure C, 65/35 Initiative), establishing Urban Limit Lines throughout Contra Costa County. Urban development can only occur within these designated areas, which are in many cases consistent with City spheres of influence. The measure further requires that 65% of the County remain undeveloped.

Another major resource in the Brentwood community is its waterways: four creeks traverse the Planning Area. Sand, Deer, and Dry Creeks flow into the major water course, Marsh Creek. Marsh Creek is dammed in the southern portion of the Planning Area, at Marsh Creek Reservoir. A major reservoir is planned for the area south of Camino Diablo Road by the Contra Costa Water District. The Los Vaqueros Reservoir watershed is partially within the Planning Area.

The creeks offer fish and wildlife habitat, and improvements have been identified in Brentwood's Creek Trail and Revegetation Master Plan.

The south and southwestern portions of the Planning Area offer the greatest areas of wildlife habitat, through a combination of vegetation and hillsides. The southwestern area provides habitat for San Joaquin kit fox.

Mineral resource production is limited to mining of sand, and extraction of coal, oil and natural gas.

FORECAST

This General Plan responds to Brentwood's desire to maintain the productivity of agricultural lands while providing for the community's growth and expansion. This is accomplished by protecting agricultural uses so that they do not prematurely develop. The plan incidentally meets the intent of the 65/35 initiative: urban land use designations fall within the established Urban Limit Line.

Development along waterways will be required to respect water courses through a combination of preservation and restoration. Creek corridors will also be used as a basis for the community's trail system. The greater biological and habitat issues of the region will be addressed through a habitat conservation plan for the southwestern portion of the Planning Area.

Open spaces should weave through the community and connect via trails. Open space will take the form of active recreation/parks, passive recreation, joint facilities (with other agencies) and golf courses. Open space opportunities are shown in Figure 16 (Open Space/Conservation).

GOALS AND POLICIES

The following goals and policies address Brentwood's plans for Conservation and Open Space in its Planning Area.

Goal 1: Preserve productive agricultural lands in Brentwood's Planning Area.

Goal 2: Preserve and enhance prehistoric, historic and cultural resources in and around the Brentwood community.

Goal 3: Maintain the quality of Brentwood's ground and surface water.

Goal 4: Ensure that water resources are used efficiently.

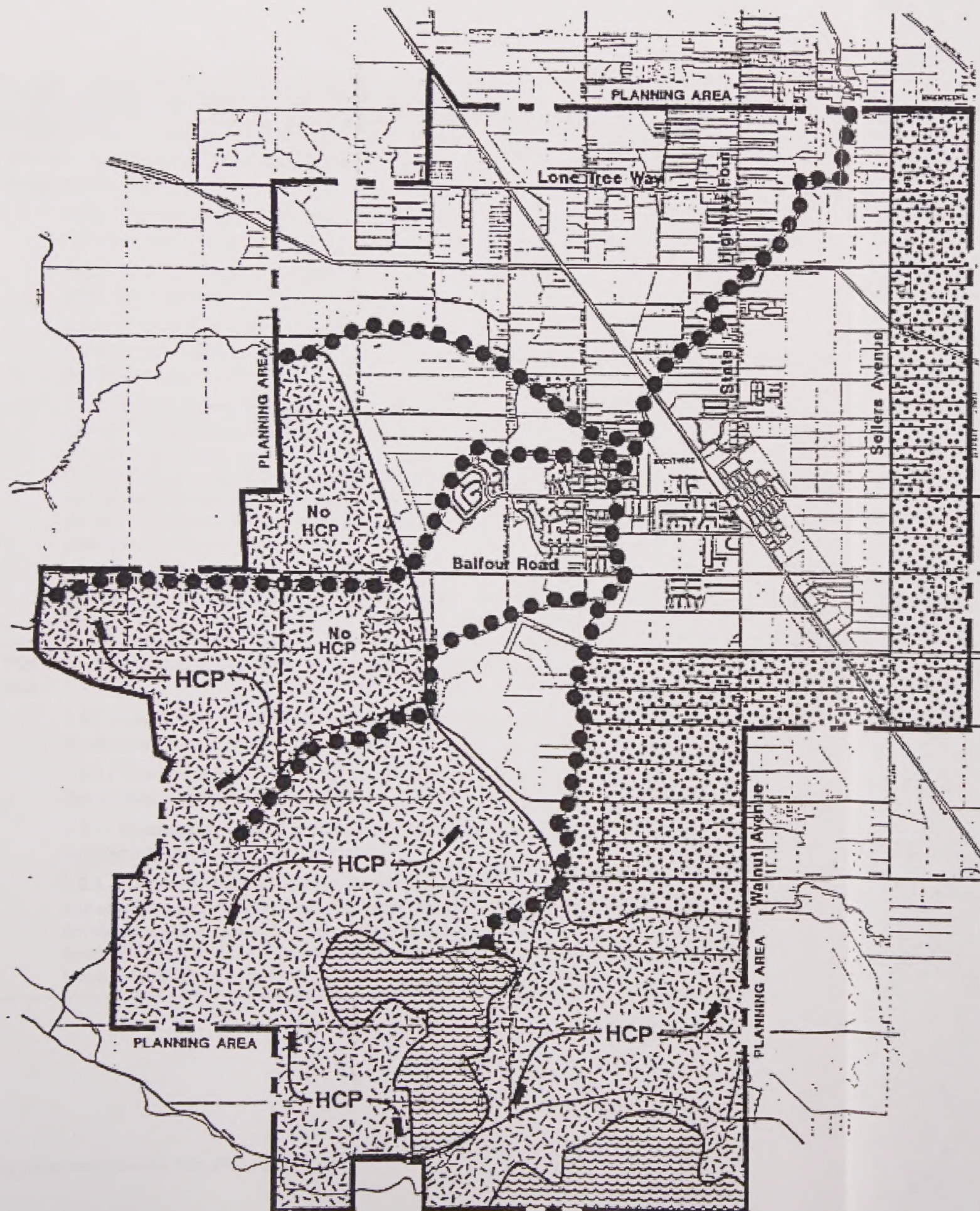
Goal 5: Create an environment in Brentwood wherein energy resources are efficiently utilized.

Goal 6: Utilize Brentwood's mineral resources while preserving development and conservation options for the future.

Goal 7: Protect the Brentwood Planning Area's natural resources.

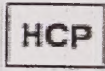
Goal 8: Preserve and enhance natural open space in and around the Brentwood Planning Area.

Goal 9: Create an urban form that is based on open space throughout and around the community.



Open Space / Conservation

LEGEND:

-  Area Of Expected Significant Natural Open Space
-  Agricultural Open Space
-  Proposed Flooding/New Reservoir
-  Drainage Corridors (See Trails Master Plan)
-  HCP Expected Habitat Conservation Plan
-  Urban Densities (Open Space Via Parks)

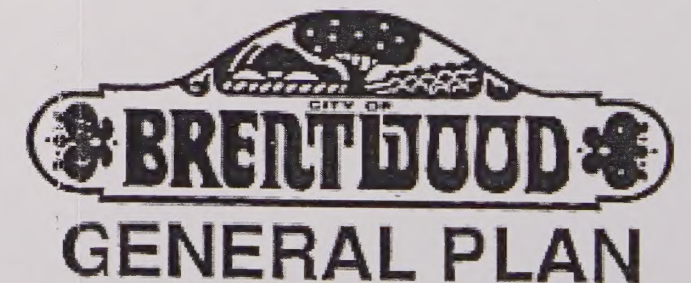


FIGURE 16

GOAL 1 - CONSERVATION: Preserve productive agriculture lands in Brentwood's Planning Area.

POLICY 1.1 - Agricultural Preservation: Support preservation of productive agricultural lands and provide appropriate programs.

1.1.1 - Consistency with County: Work with the County of Contra Costa to establish consistent policies for agricultural lands in Brentwood's Planning Area.

1.1.2 - 65/35 Strategy: Implement the 65/35 growth management strategy and require urban development to only occur within the designated Urban Limit Line.

1.1.3 - Intergovernmental Cooperation: Cooperate with Contra Costa County, Antioch, and Oakley in programs which establish community separators and other permanent agricultural areas.

1.1.4 - Secure Agricultural Lands: Establish a program which secures permanent agriculture on lands designated for agriculture in the City and/or County General Plan. The program should include joint use concepts (e.g. wastewater irrigation), land dedication (e.g. secured through development agreements) and a transfer of development/in-lieu fee ordinance. The program should also create incentives for continuing agriculture (e.g. long-term irrigation water contracts) and assurances that potential ag-urban conflicts will be mitigated.

1.1.5 - Maintain Prime Agricultural Land: Maintain prime agricultural lands south of ECCID main channel and east of Sellers Avenue and direct urban growth to the west and the north.

POLICY 1.2 - Minimize Conflicts: Minimize conflicts between agricultural and urban land uses.

1.2.1 - Landscape Buffers/Greenbelts: Require the use of landscape buffers in developments and trails abutting agricultural lands.

1.2.2 - Structural Setbacks: Require new development to have structural setbacks that respect agricultural operations.

1.2.3 - Compatible Uses: Limit incompatible uses (including schools, hospitals, and high density residential) near agriculture.

1.2.4 - Developer Responsibility: Developers shall be responsible for mitigating impacts upon nearby agriculture. Setbacks and buffers shall be provided by the developer and not encroach upon productive agricultural areas. Liability insurance and bonds shall be provided which indemnify farmers and ranchers from losses due to urban uses, theft, or crop damage caused by proximity to urban population.

POLICY 1.3 - Development Impacts: Minimize impacts of development on agricultural uses.

1.3.1 - Homebuyer Notification: Adopt a policy requiring homebuyers to be notified of agricultural operations on nearby sites.

1.3.2 - Right-to-Farm: Adopt a "Right to Farm" ordinance protecting farming uses from encroaching urban uses.

1.3.3 - Development Review: Consider agricultural productivity when reviewing general plan amendments and rezoning proposals.

1.3.4 - Zoning Ordinance: Amend the zoning ordinance to include criteria addressing the conversion of agricultural lands.

POLICY 1.4 - Landowner Programs: Assist agricultural landowners with a variety of programs.

1.4.1 - Density Transfer: Investigate the use of a density transfer program for agricultural preservation.

1.4.2 - Land Purchase: Provide for fee purchase of agricultural lands.

1.4.3 - Williamson Act: Provide incentives to property owners to participate in Williamson Act contracts.

GOAL 2 - CULTURAL RESOURCES: Preserve and enhance prehistoric, historic and cultural resources in and around the Brentwood Community.

POLICY 2.1 - Historic Structures: Retain and maintain historic structures.

2.1.1 - History Programs: Work with community organizations, including the historical society, to provide programs oriented to the preservation of Brentwood's history.

2.1.2 - Restoration Funds: Use Redevelopment funds and other mechanisms to promote historic restoration.

2.1.3 - Flexible Zoning: Consider the use of flexible zoning regulations to encourage preservation of structures and architectural styles.

POLICY 2.2 - Archaeological Preservation: Preserve archeological resources that are known to the community.

2.2.1 - Archaeological Surveys: Require archeological surveys to be completed as part of development submittals.

2.2.2 - Mitigate Impacts: Use mitigation programs for potential effects on archeological resources.

GOAL 3 - WATER QUALITY: Maintain the quality of Brentwood's ground and surface water.

POLICY 3.1 - Control Pollution: The City should control the amount and quality of non-point source pollution.

3.1.1 - Grading Ordinance: Implement the City's grading ordinance.

3.1.2 - Public Education: Educate the public regarding water quality, runoff, and drainage effects.

3.1.3 - Waste Oil: Provide a program to collect waste oil and other toxic fluids.

3.1.4 - Mitigate Water Quality: Monitor storm drain and wastewater disposal impacts and provide appropriate mitigation.

POLICY 3.2 - Water Quality: Protect Brentwood's water quality.

3.2.1 - Groundwater: Monitor the quality and quantity of groundwater.

3.2.2 - Development Impacts: Consider development's effect on ground and surface water quality, and consider controlling pesticides and fertilizers.

POLICY 3.3 - Air Quality: Preserve and improve air quality in the Brentwood Planning Area.

3.3.1 - Program Implementation: Work with Contra Costa County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.

3.3.2 - Development Review: Discourage development that does not support alternative transportation modes and improve the jobs/housing balance with the Planning Area.

3.3.3 - Current Data: Establish current air quality data to determine and minimize significant local impacts.

GOAL 4 - CONSERVE WATER: Ensure that water resources are used efficiently.

POLICY 4.1 - Water Conservation: Promote the conservation of water.

4.1.1 - New Development: Require new development to incorporate water efficient fixtures into design and construction.

4.1.2 - Decrease Use: Provide incentives for water users to decrease consumption.

4.1.3 - Landscape Ordinance: Implement a water conserving landscape and irrigation ordinance.

4.1.4 - Public Education: Educate the public regarding ways to reduce water consumption and advantages of water-conserving landscape.

POLICY 4.2 - Reclaimed Water: Promote the use of reclaimed water and other non-potable water sources.

4.2.1 - Dual Water Systems: Encourage large-scale developments and golf course developments to incorporate dual water systems.

4.2.2 - Incentives: Provide incentives to developers and individuals that use reclaimed water and other non-potable water for landscaping.

4.2.3 - Agency Coordination: Work with other public agencies.

GOAL 5 - ENERGY RESOURCES: Create an environment in Brentwood wherein energy resources are efficiently utilized.

POLICY 5.1 - Bicycle Use: Promote the use of bicycles as an alternative transportation mode.

5.1.1 - Bikeways: Adopt specifications for Brentwood's bikeways.

5.1.2 - Community Information: Establish information programs throughout the community regarding bicycle use and routes.

5.1.3 - Route Maps: Design bicycle route maps and distribute throughout the community.

5.1.4 - Pedestrian Connections: Encourage developments to incorporate pedestrian and bicycle connections between adjacent land uses.

POLICY 5.2 - Efficient Development: Encourage the design and construction of energy efficient development.

5.2.1 - Passive Solar: Encourage new construction to incorporate passive solar features.

5.2.2 - Building Codes: Enforce building codes (e.g. Title XII) through development planning, including convenient, balanced neighborhoods.

GOAL 6 - MINERAL RESOURCES: Utilize Brentwood's mineral resources while preserving development and conservation options for the future.

POLICY 6.1 - Mine Reuse: Ensure that areas of mineral resources can be mined while productive, and are ultimately reused for urbanization or open space.

6.1.1 - Resource Extraction: Allow resource extraction of gas and oil as an interim use.

6.1.2 - Reclamation Plans: Work with property owners to develop reclamation plans for areas with mineral resources.

6.1.3 - Mining Ordinance: Implement the Oil and Gas Mining ordinance.

6.1.4 - Identify and Evaluate Resources: Identify and evaluate areas within the planning area with potential resource value, including oil, gas, sand, and gravel.

GOAL 7 - NATURAL RESOURCES: Protect the Brentwood Planning Area's natural resources.

POLICY 7.1 - Reduce Solid Waste: Minimize the disposal of solid waste into landfills.

7.1.1 - Recycling: Provide incentives including differential solid waste rate structures, to encourage recycling (to help implement the Source Reduction and Recycling Element).

7.1.2 - County Cooperation: Cooperate with the County to decrease solid waste generation.

POLICY 7.2 - Preserve Vegetation: Preserve vegetation and associated wildlife habitat in the Brentwood Planning Area.

7.2.1 - New Development: Encourage new development to consider effects on the ecosystem in their plans and propose mitigation to potential effects on the biological environment.

7.2.2 - Habitat Preservation: Utilize Specific Plans and Natural Preserve areas to preserve wildlife habitat.

7.2.3 - Landscape Buffers: Incorporate natural landscape buffers into project design at the urban/rural interface.

7.2.4 - Setbacks: Require special setbacks for structures on the edges of biological habitats.

7.2.5 - Restoration: Restore riparian habitat values.

7.2.6 - Habitat Conservation Plan: Require a Habitat Conservation Plan to be prepared and adopted prior to any General Plan Amendments in the southwestern portion of the Planning Area (designated Special Planning Areas).

POLICY 7.3 - Waterways: Maintain and improve wildlife and plant values along waterways and within flood control facilities.

7.3.1 - Channel Restoration: Restore creek channels to their natural condition.

7.3.2 - Bank Stabilization: Use natural techniques, including restoration of riparian vegetation to stabilize banks.

7.3.3 - Ordinance: Prepare and adopt a stream modification ordinance.

7.3.4 - Master Plan: Implement the Brentwood Creek Trails and Revegetation Master Plan.

GOAL 8 - OPEN SPACE: Preserve and enhance natural open space in and around the Brentwood Planning Area.

POLICY 8.1 - Open Space Planning: Promote the preservation of open space and natural features through land use planning and development proposals.

8.1.1 - Cluster Development: Allow cluster development as a means of encouraging the preservation of open space.

8.1.2 - Development Proposals: Utilize Planned Developments and Specific Plans to incorporate open space into development proposals.

8.1.3 - Minimize Conflicts: Utilize open space areas to minimize conflicts between adjacent land uses.

POLICY 8.2 - Tree Protection: Protect mature trees and areas of natural vegetation.

8.2.1 - Tree Ordinance: Prepare and adopt a tree preservation ordinance that establishes guidelines for the planting, care and removal of trees.

8.2.2 - Education: Prepare educational materials regarding the significance of trees to a community, including open space and aesthetic values and shade.

POLICY 8.3 - Hillside: Preserve steep hillsides from development and mass grading.

8.3.1 - Grading Ordinance: Prepare and adopt a hillside grading ordinance.

8.3.2 - Hillside Preservation Plan: Prepare a hillside preservation plan that addresses methods of preserving hillsides, while accommodating limited growth.

8.3.3 - Hillside Development Policies and Standards: Prepare and adopt hillside development policies and standards that provide guidance to future hillside development.

POLICY 8.4 - Drainage Facilities: Provide for the multiple use of drainage facilities, including retention and detention basins.

8.4.1 - Basin Landscaping: Promote landscaping of basins, and incorporate park facilities, to the extent possible.

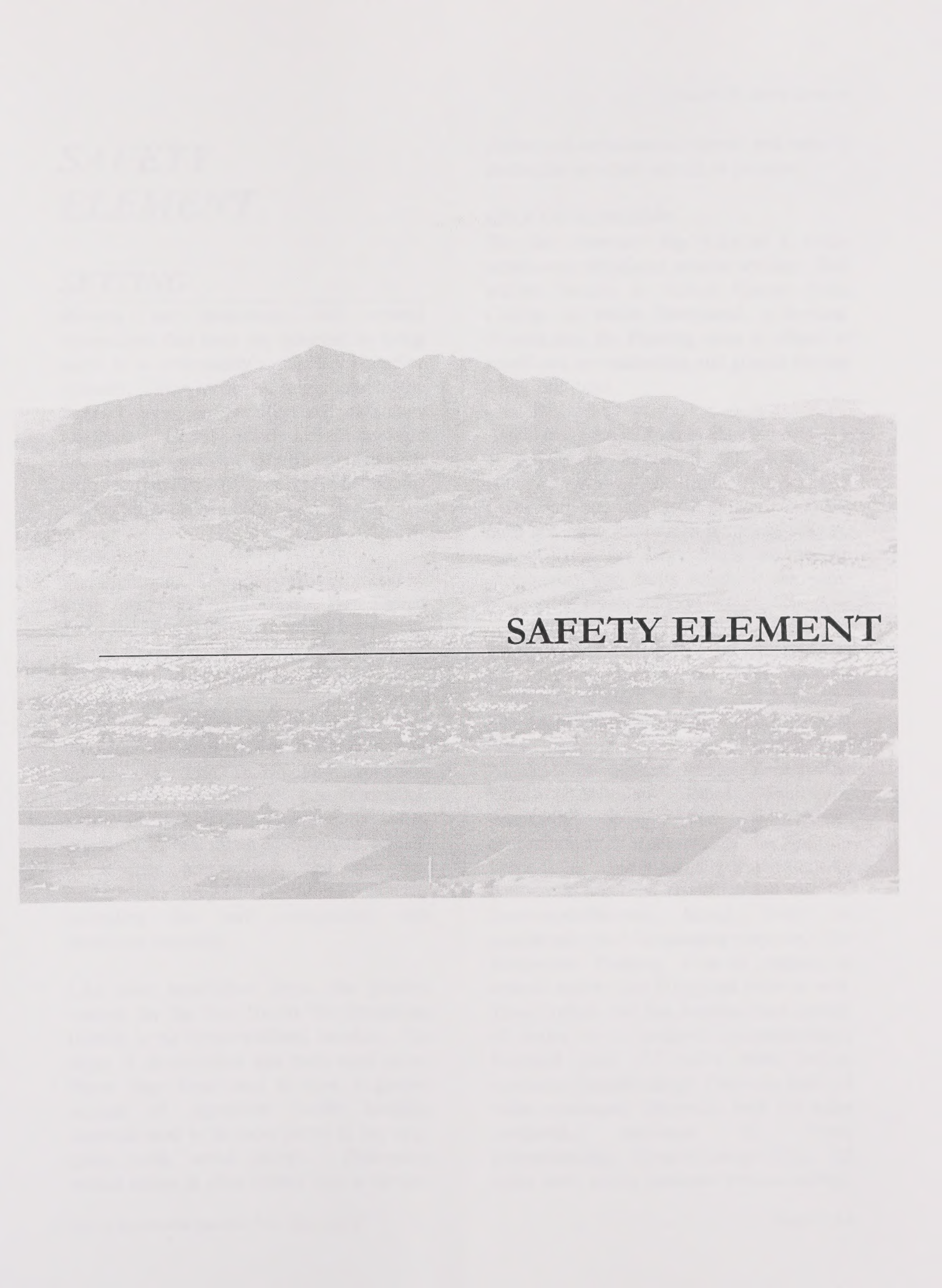
GOAL 9 - URBAN OPEN SPACE: Create an urban form that is based on open space throughout and around the community.

POLICY 9.1 - Parkway Corridors: Provide for the multiple use of transportation and utility corridors with parkways.

9.1.1 - Master Plan: Implement the Trails Master Plan.

9.1.2 - Open Space for Drainage: Incorporate open space use into the design and construction of drainage corridors.

9.1.3 - Corridor Design: Establish a mechanism that ensures open spaces are included in the design and construction of transportation corridors.



SAFETY ELEMENT

SAFETY ELEMENT

SETTING

Hazards are man-made and natural occurrences that have the potential to bring harm to a community's population and/or property. Man-made hazards come in the form of noise, air pollution and hazardous materials. Natural hazards include geologic and seismic activity, landslides and soil erosion, flooding, and fire. These hazards are further explained below:

FIRE

The Brentwood Planning Area is protected by three fire protection districts. East Diablo Fire Protection District, administered by Contra Costa County, encompasses all of the incorporated and most of the unincorporated Planning Area. Portions of the Planning Area are protected by the Oakley Fire Protection District (about one (1) square mile). The East Diablo Fire Protection District has an adopted Fire Protection Master Plan. This Plan addresses fire safety standards for new urban development, as well as disaster preparedness and response, educational programs, natural hazards (including fire and earthquakes) and hazardous materials.

Like most rural/urban areas, the greatest concern for the East Diablo Fire Protection District is the urban/wildland interface - the edges of development that meet rural areas. These edge areas tend to have a greater amount of vegetation, while building materials tend to be more prone to fire (e.g. shake roofs, wood siding). Emergency vehicle access is often limited (due to narrow,

private and unmaintained streets) and water is inadequate in either amount or pressure.

GEOLOGIC/SEISMIC

The San Francisco Bay Area as a whole experiences significant seismic activity. This activity lessens in eastern Contra Costa County, in which Brentwood is located. Nonetheless, the Planning Area is subject to significant groundshaking and ground rupture along fault lines.

Active faults are defined as showing evidence of activity in the last 11,000 years. A potentially active fault displaces deposits of Quaternary age (the last 2 million years) but does not show indications of recent activity. Active faults are more likely to produce earthquakes than faults which do not show evidence of recent activity.

Two earthquake faults are located in Brentwood's Planning Area. The Antioch-Davis fault is active and is located in the low hills in the western portion of the Planning Area. Its northern portion is identified as an Alquist-Priolo Special Studies Zone. The Brentwood-Sherman Island Fault is potentially active, and is located approximately 2 miles east of the Antioch-Davis fault. This is partially within the City limits. It has been recommended that the Brentwood-Sherman Island Fault be considered active for planning purposes. The Brentwood Planning Area is subject to seismic activity due to regional faults as well. These include the San Andreas fault (active, 45 miles west, moderate groundshaking); Hayward fault (27 miles west, active, moderate groundshaking); Calaveras fault (18 miles southwest); Greenville fault (10 miles southwest, moderate to strong groundshaking); Concord-Green Valley (15 miles west, active, moderate groundshaking);

and Midland fault (2 miles east, no evidence of recent activity).

The faults in and around the Brentwood Planning Area can have effects on Brentwood's emergency services, transportation facilities, and ability to respond to local and regional disasters. The community is also susceptible to structural failures, although this threat is not as great.

LANDSLIDES AND SOIL EROSION

Slope stability is a concern in the hilly western and southwestern portions of the Planning Area. There are a number of slides in the Planning Area. Sloping ground subject to instability is generally limited to the low hills along the western and southern borders of the Planning Area. There is also localized slope instability along the steep stream banks of Marsh Creek and on steep slopes within dune sands.

FLOODING

Four creeks traverse the Planning Area: Marsh Creek, Deer Creek, Dry Creek and Sand Creek. The City of Brentwood's creeks have not been mapped by the Federal Emergency Management Agency (FEMA), and therefore have no designated flood zones. The Infrastructure Element in Chapter 3, Public Facilities contains policies that address the need to map floodplains. These mapping efforts will help the City protect itself against flooding hazards.

Figure 17 (Environmental Hazards) illustrates the Planning Area's earthquake faults and the limited amount of floodplains that have been identified through studies undertaken by private property owners.

FORECAST

The Safety Element identifies measures to reduce the risks associated with new and existing development. These policies and goals will help ensure that Brentwood protects the safety of its residents and visitors, providing protection to lives and properties.

Environmental Hazards

LEGEND:

-  Active Fault
-  Potentially Active Fault
-  Main Drainage Tributaries
-  100 Year Flood Plain
-  Potential Subsidence Due To An Abandoned Coal Mine

Note: Current Flood Plain Information Not Available For Main Tributaries As Of 1992

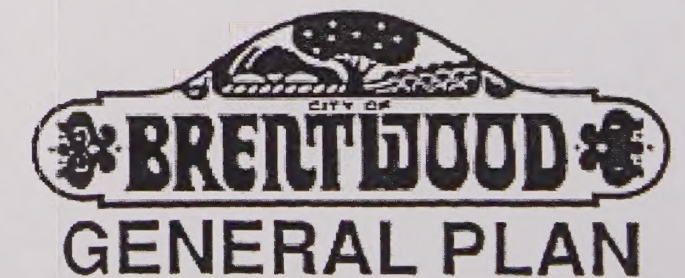
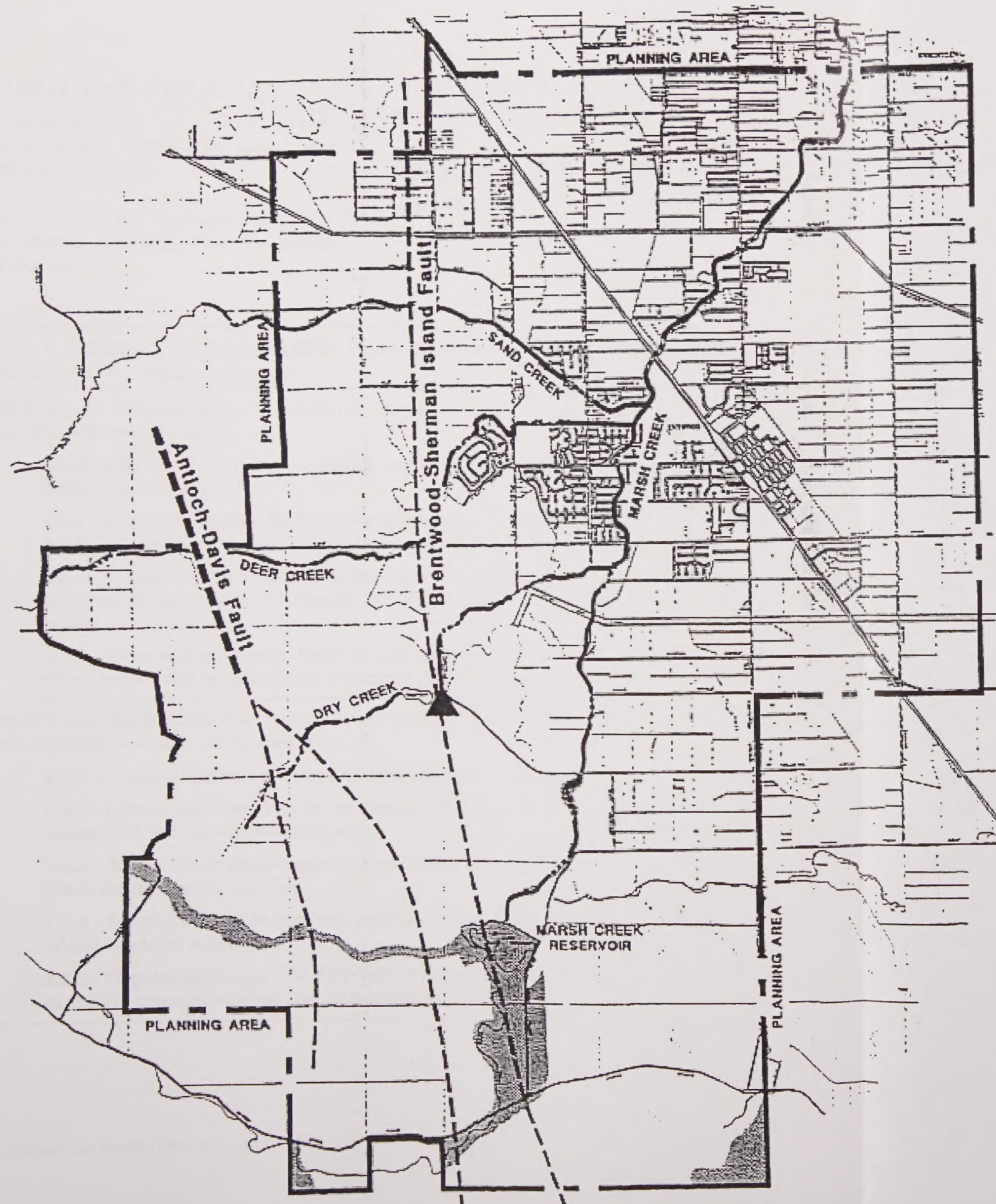


FIGURE: 17



GOALS AND POLICIES

The following goals and policies identify ways to protect Brentwood's natural and manmade environment.

Goal 1: Protect the Brentwood community from hazards associated with the natural environment.

Goal 2: Maintain Brentwood safe from risks associated with hazardous materials.

Goal 3: Protect the safety of life and property throughout the Brentwood community by providing high quality emergency services.

GOAL 1 - PROTECT FROM HAZARDS: Protect the Brentwood community from hazards associated with the natural environment.

POLICY 1.1 - Minimize Risks: Minimize risks of personal injury and property damage associated with natural hazards.

1.1.1 - Educate: Educate the community on procedures regarding preparedness and response to natural disasters.

1.1.2 - Evacuation routes: Maintain evacuation routes for disaster response and feasible alternative routes where congestion or road failure could occur.

1.1.3 - Design Criteria: Establish design criteria for publicly accessible stream corridors, detention basins and drainage facilities to minimize potential for accidents and injury.

1.1.4 - Preserve Open Space: Preserve open space areas along waterways, active fault zones, and in areas of high wildlife and known geologic hazards.

POLICY 1.2 - Land Movement: Protect life and property from potential landslides and earthquake hazards within the Planning Area.

1.2.1 - Grading Ordinance: Adopt a hillside grading ordinance.

1.2.2 - Critical Facilities: Prohibit development of critical facilities and high-occupancy structures in geologically hazardous areas.

1.2.3 - Alquist-Priolo Requirements: Develop ordinances administering the Alquist Priolo Special Studies Zone Act.

1.2.4 - Building Codes: Require new construction to meet all applicable building codes related to seismic safety.

1.2.5 - Upgrade Buildings: The City shall comply with its 3-year upgrade program for earthquake-damaged buildings, per Redevelopment Agency Resolution 92-5.

POLICY 1.3 - Land Subsidence: Prevent land subsidence and maintain adequate groundwater supplies.

1.3.1 - Overdraft: Monitor withdrawal of groundwater, oil and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.

1.3.2 - Abandoned Wells: Regulate abandoned wells and the removal of abandoned underground irrigation and drainage systems.

1.3.3 - Hazards Inventory: Maintain an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, 100-year flood plains, and projected dam failure inundation areas.

POLICY 1.4 - Flood Hazards: Protect the community from flood hazards.

1.4.1 - FEMA Mapping: Work with the U.S. Army Corps of Engineers to develop floodplain information and maps for the Federal Emergency Management Agency (FEMA).

1.4.2 - Adopt Ordinance: Adopt a floodplain ordinance to address flood zones established by FEMA maps.

1.4.3 - Dam Failure: Map dam failure inundation areas and develop, maintain and inform the public of an evacuation procedure, for all affected areas, in the event of failure of dams.

POLICY 1.5 - Fire Hazards: Minimize fire hazards within the Planning Area.

1.5.1 - Fuel Modification Ordinance: Work with the East Diablo Fire Protection District to prepare a Fuel Modification Ordinance and require fire-resistant, native vegetation as buffers for developments proposed in hillside, open space and rural areas with moderate to high fire risk.

1.5.2 - Development Review: Coordinate with Contra Costa County to submit building plans to the Fire Protection District for all developments occurring in the unincorporated portions of the Brentwood Planning Area.

1.5.3: - Roof Ordinance: Work with the East Diablo Fire District to develop a fire retardant roof ordinance.

GOAL 2 - HAZARDOUS MATERIALS: Maintain Brentwood safe from risks associated with hazardous materials.

POLICY 2.1 - Hazardous Substances: Protect the community of Brentwood from hazards associated with the use, transport, treatment, and disposal of hazardous substances.

2.1.1 - Training: The City and East Diablo Fire Protection District should work together to train local police and fire departments for specialized handling and cleanup procedures in the event of radioactive, toxic and hazardous substance spills.

2.1.2 - Educate: Provide educational opportunities for generators of small quantity, household, and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management.

2.1.3 - Provide Information: Provide the public, industry, agriculture, and local government with the information needed to take rational steps to minimize, recycle, treat, dispose, and otherwise manage hazardous wastes in Brentwood.

2.1.4 - Regulate Storage: Regulate the storage of hazardous substances.

2.1.5 - Household Hazardous Waste: Provide a program for the disposal of household hazardous wastes.

POLICY 2.2: - Disaster Planning: Plan for City and citizen actions to respond effectively to and recover from a disaster.

2.2.1 - Response Plans: Maintain effective disaster response plans that address emergency response and traffic control and security of damaged areas.

2.2.2 - Mutual Aid: Maintain effective mutual aid agreements for fire, police, medical response, mass care, heavy rescue, and other functions as appropriate.

GOAL 3 - EMERGENCY SERVICES: Protect the safety of life and property throughout the Brentwood community by providing high quality emergency services.

POLICY 3.1: Efficient Service: Provide for effective and cost efficient fire and emergency medical service to the City to minimize potential injury, loss or destruction to persons or property.

3.1.1 - Fees: Provide funding for fire facilities through such mechanisms as Capital Improvements Financing Program and Fire Facility Impact Fees.

3.1.2 - Boundaries: Brentwood's expansion of its city limits should include adjustments to the Fire Protection District that serves the City.

3.1.3 - Emergency Preparedness: Work with the East Diablo Fire Protection District to prepare and adopt an Emergency Preparedness Plan.

3.1.4 - Volunteer Programs: Establish a program to train and educate volunteers to assist the community with disaster preparedness and response.

POLICY 3.2 - Safety From Crime: Promote community order by preventing criminal activity, enforcing laws, and meeting community police service demands.

3.2.1 - Community Protection Programs: Promote the 911 emergency system, Neighborhood Watch programs, and similar crime prevention activities and programs.

3.2.2 - Safe Design: Design public and private spaces to minimize opportunities for criminal activity.

POLICY 3.3 - Emergency Communications: Provide an effective communications system to properly respond to emergencies.

3.3.1 - Command Center: Work with the Fire Protection District and County to develop a command center for local disasters.

NOISE ELEMENT

ITEM

1. Noise Element

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NOISE ELEMENT



NOISE ELEMENT

SETTING

Noise pollution is recognized as a significant source of environmental degradation. Exposure to high noise levels can cause hearing loss, annoyance, discomfort, and interference with normal activities such as sleep, communication, and relaxation. In an effort to improve the quality of life in urban areas, California planning law requires every general plan to address local noise issues. This section of the Brentwood General Plan Policy Document identifies the community's noise goals and establishes its policies to reduce noise pollution.

THE MEASUREMENT OF NOISE

Sound intensity is typically measured in decibels (dBA). The higher the decibels, the greater the intensity. A zero on the decibel scale represents the lowest level of sound a human can hear. Some common examples of decibel levels are as follows:

<u>Description</u>	<u>dBA</u>	<u>Example</u>
Just Audible	10	Leaves Rustling
Very Quiet	40	Birds Singing
Quiet	50	Typical Suburban Background
Intrusive	70	Freeway Traffic
Very Annoying	105	Power Mower
Discomfort	120	Jet Takeoff

Noise is rated in a variety of ways depending on the type of noise that is generated and the type of use that it is impacting. A simple decibel rating would not adequately compare the difference between a 105 decibel (dBA)

power mower for ten or fifteen minutes and the 70 dBA, constant noise of living next to a freeway. Although the mower is louder, most people would agree that they would rather withstand the mower on Saturday mornings than the constant annoyance of living adjacent to a freeway.

The most common noise rating systems include the Noise Equivalent Level (Leq), the Day-Night Average Sound Level (Ldn), and the Community Noise Equivalent Level (CNEL). All these systems utilize decibels (dBA) to measure the noise, but average them in different ways to account for the type of noise and the use it is impacting. For example, the Noise Equivalent Level (Leq) is the average noise over a specified time period (such as an hour). The Leq descriptor would be useful to measure the impact that a noise, such as a freeway, might have on a use such as a church for the hour that the sermon is being given.

The Day-Night Average Sound Level (Ldn) is the average noise level over a 24 hour period. This rating system factors in a 10 dBA "penalty" in the night time hours (10 p.m. to 7 a.m.) to account for the fact that people typically find noise more disturbing at night while they are trying to sleep. The Ldn descriptor is useful for measuring the impacts that road noise might have on a use that may be constantly occupied, such as a house or a nursing home.

The Community Noise Equivalent Level (CNEL) is similar to the Ldn but includes an additional 5 dBA penalty for evening hours (from 7 p.m. to 10 p.m.). The Ldn and CNEL descriptors are typically used interchangeably. For the purposes of this element, the Ldn descriptor will be most commonly used.

EXISTING NOISE LEVELS IN BRENTWOOD

Noise modeling techniques and noise measurements were used to develop generalized Ldn noise contours for the major roadways, railroads, and fixed noise sources in the Brentwood General Plan Planning Area for existing (1990) conditions. Table 30 (Existing Traffic Noise Levels) and Figure 18 (Existing Traffic Noise Contours) show existing noise levels due to traffic on major routes within the City. Table 31 (Distance to Railroad Noise Contours) shows noise contours due to railroad operations.

There are several different types of fixed noise sources in the Brentwood General Plan Planning Area. These include gas wells, pump stations operated by the East Contra Costa County Irrigation District (ECCID), farming operations, and a concrete batch plant located near the north Brentwood city limits. Table 32 (Typical Noise Levels for Fixed Noise Sources) shows the noise levels associated with these sources.

A community noise survey was conducted which indicated that typical noise levels in noise sensitive areas of the Brentwood General Plan Planning Area range from 44 dB to 53 dB Ldn. Noise from traffic on local roadways, as well as neighborhood activities, are the controlling factors for background noise levels in the Planning Area. In general, the areas of Brentwood and the General Plan Planning Area which contain noise sensitive uses are relatively quiet.

FORECAST

The City of Brentwood is exposed to noise from many sources. The more significant noise sources include roadway noise from major roadways, such as Highway 4, Lone Tree Way, and Balfour Road; railroad noise from the Southern Pacific Railroad; and fixed noise sources such as those from farming operations and a concrete batch plant along Highway 4. Through site planning for noise-sensitive developments (such as schools, hospitals, and residences) it is necessary to consider noise impacts and mitigate those impacts to acceptable levels. Noise impacts can be mitigated through a variety of methods including earthen berms, increased setbacks, masonry sound walls, and construction methods (such as double paned windows or wall insulation). Noise impacts can also be avoided through siting of noise-sensitive uses so that they are not located adjacent to noise generating areas. The details of noise mitigation can be established through adoption of a noise control ordinance.

It is also necessary to consider the impacts that new noise producing uses (such as an auto body repair shop or a factory) will have on existing noise-sensitive uses (such as a home). It is also important to consider the noise generating effects that are created when existing two-lane, rural roads are widened to four-lane arterials. By simply widening and improving a street, the street will become more desirable for commuters and other vehicles. This will result in the creation of additional noise impacts. The impacts created by the new uses and street widenings should be taken into consideration and appropriately mitigated.

Future noise level projections along the City's major roadways are shown in Table 33 (Future Traffic Noise Levels) and Figure 19 (2010 Noise Contours). As can be seen from

the table, the greatest noise impacts will be generated from the future Delta Expressway and Lone Tree Way as a result of the high traffic volumes. Traffic noise along the existing Highway 4 may actually reduce over time due to diversion of traffic to the Delta Expressway.

One of the greatest challenges the City will face as it grows will be to balance the demand for growth and the resulting noise from roads and other noise generating uses with the need to preserve and maintain a quiet noise environment.

GOALS AND POLICIES

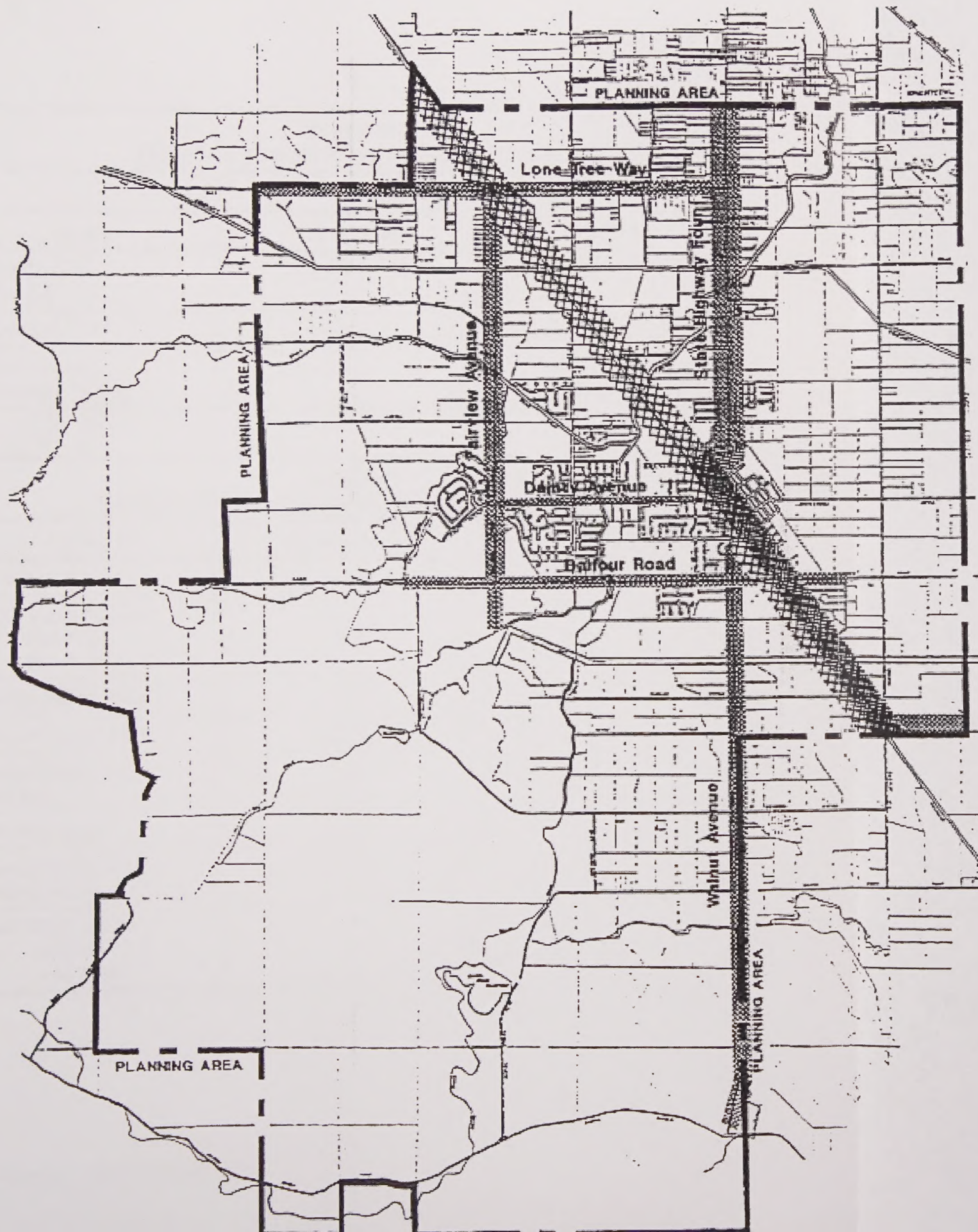
The goals of the Noise Element are to (1) protect new and existing noise-sensitive uses from the adverse impacts created by noise producers and (2) preserve the existing, rural noise environment. Through the various policies and actions that follow, the City anticipates being able to mitigate noise to acceptable levels.

Goal 1: Protect noise-sensitive uses from the harmful and annoying effects of exposure to excessive noise.

Goal 2: Preserve the rural noise environment of the City and surrounding areas.

**TABLE 30
EXISTING TRAFFIC NOISE LEVELS
DISTANCE IN FEET
FROM CENTER OF ROADWAY
TO L_{dn} CONTOURS**

Segment	Description	60 dB	65 dB
SR 4:			
1	Sellers Avenue to Balfour Road	351	163
2	Balfour Road to Oak Street	239	111
3	Oak Street to Sunset Road	344	160
4	Sunset Road to Lone Tree Way	333	153
5	Lone Tree to N. Planning Area Boundary	368	171
Fairview Avenue: 6	Entire Length	147	68
Balfour Road: 7	Entire Length	96	45
Walnut Boulevard: 8	Entire Length	125	58
Dainty Avenue 9	Entire Length	88	41
O'Hara Avenue 10	Entire Length	40	19
Lone Tree Way 11	Entire Length	109	51



Existing Noise Contours

LEGEND:



60 dB Ldn Contours (Roadways)



60 dB Ldn Contours (Railroad)

Note: Edge of shading represents the outer limits of the 60 dB Ldn contours

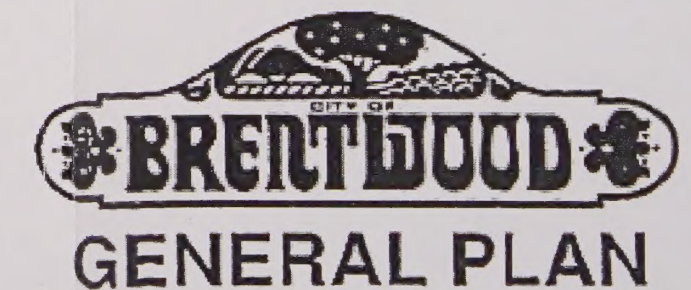


FIGURE: 18

**TABLE 31
DISTANCE TO RAILROAD NOISE CONTOURS**

	Distance in Feet to	
Scenario	60 dB Ldn	65 dB Ldn
SPTCo Tracks: 8 trains/day	420	230
2 trains/day	68	36
AT&SF Tracks: 12 freights/6 Amtrak	500	264

**TABLE 32
TYPICAL NOISE LEVELS FOR FIXED NOISE SOURCES**

Equipment	Distance in feet	Sound Level in dB
Gas Wells	50	55
ECCID Pump Stations		
One Pump	10	54.5
Five Pumps	40	50
Concrete Mixing Truck	45	71.5
Sand and Gravel Truck	35	91
Concrete Batch Plant Operations	40	87
Front-end Loader	35	89
Concrete Mixing Truck (washing down)	30	85
Diesel Wheel Tractor		
- with Disc	150	72-75
- with Furrow	50	69-79

TABLE 33
FUTURE TRAFFIC NOISE LEVELS
DISTANCE (FEET) FROM CENTER OF ROADWAY
TO L_{dn} CONTOURS

Segment/Roadway	Description	Future	
		60 dB	65 dB
S.R. 4			
1	Sellers Avenue to Balfour Road	139	64
2	Balfour Road to Oak Street	187	87
3	Oak Street to Sunset Road	113	53
4	Sunset Road to Lone Tree Way	108	50
5	Lone Tree Way to North Planning Area Boundary	218	101
Fairview Avenue:			
6	Entire Length	119	55
Balfour Road:			
7	West of Delta Expressway	282	131
8	Delta Expressway to Fairview Road	230	107
9	Fairview Road to S.R. 4	176	82
10	S.R. 4 to East Planning Area Boundary	129	60
Walnut Boulevard:			
11	S.R. 4 to East Planning Area Boundary	172	80
Dainty Avenue:			
12	Entire Length	127	59
O'Hara Avenue:			
13	Walnut Boulevard to Lone Tree Way	112	52
14	Lone Tree Way to Laurel Road	97	45
Lone Tree Way:			
15	Hillcrest Road to West Planning Area Boundary	298	138
16	Hillcrest Road to Delta Expressway	867	402
17	Delta Expressway to Empire	935	434
18	Empire to S.R. 4	592	275
Delta Expressway:			
19	Balfour Road to Sand Creek Road	1160	539
20	Sand Creek Road to Lone Tree Way	1380	641
21	Lone Tree Way to Laurel Road	1391	646
22	Laurel Road to North Terminus	1521	706
Marsh Creek Road:			
23	West of Walnut	167	78
24	East of Walnut	154	72
Empire Avenue:			
25	Entire Length	192	89
Sand Creek Road:			
26	West of Minnesota	328	152
27	East of Minnesota	200	93

2010 Noise Contours

LEGEND:

-  60 dB Ldn Contours (Roadways)
-  60 dB Ldn Contours (Railroad)

Note: Edge of shading represents the outer limits of the 60 dB Ldn contours

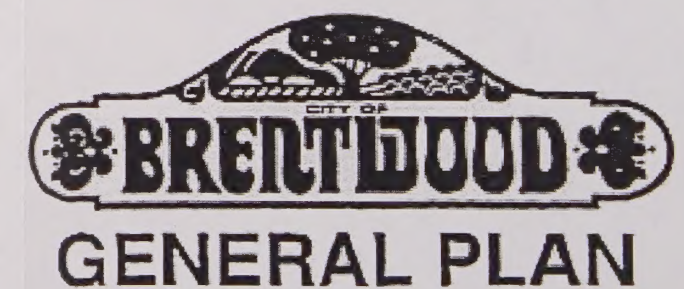
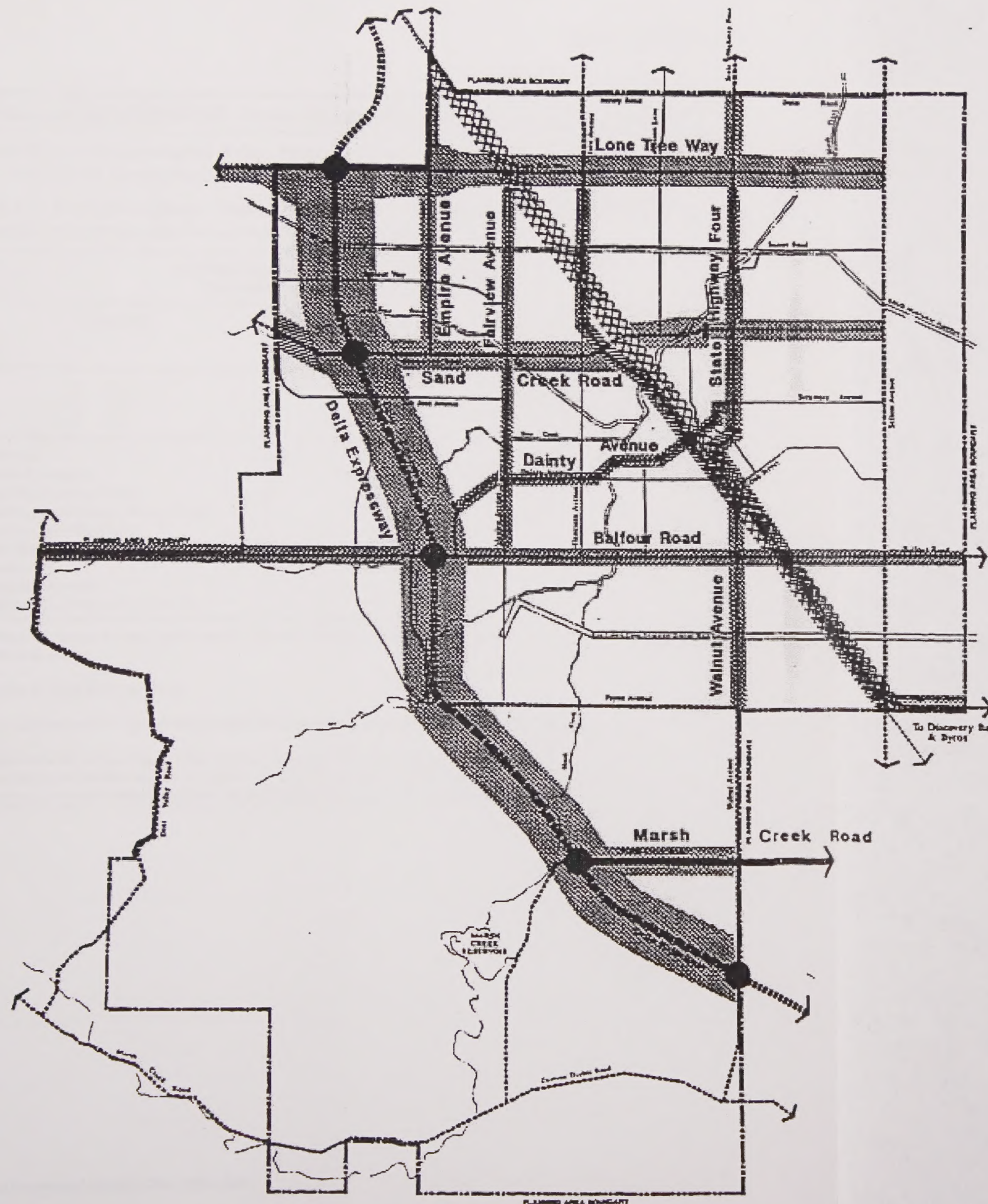


FIGURE 19

GOAL 1 - NOISE EXPOSURE: Protect noise-sensitive uses from exposure to excessive noise.

POLICY 1.1 - Transportation Noise: Protect residential, office, and other noise sensitive land uses from excessive transportation noise.

1.1.1 - New Development: Require mitigation in new developments so that transportation noise exposure on site does not exceed the levels shown below.

**MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas ¹ Weighted Daily Average ² dBA	Interior Spaces	
		Weighted Daily Average ² dBA	Use Period Average ³ dBA
Residences	60	45	--
Transient Lodging	60	45	--
Hospitals, Nursing Homes	60	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60	--	40
Office Buildings	60	--	45
Schools	60	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² Using the Ldn or CNEL noise scale.

³ Leq, as determined for a typical worst-case hour during periods in which the facility is used (e.g. school is in session).

⁴ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table

1.1.2 - Existing Development: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Action 1.1.1 at existing sensitive land uses.

1.1.3 - Acoustical Analysis: An acoustical analysis shall be prepared for projects that may produce or be exposed to noise levels exceeding the standards of Action 1.1.1. This acoustical analysis shall:

- A. Be the responsibility of the applicant.
- B. Be prepared by a qualified acoustical analyst.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- D. Estimate existing and projected (20 years) noise levels in terms of L_{dn} or CNEL, hourly L_{eq} , and/or maximum noise level and compare these levels to the adopted
- E. Recommend mitigation to comply with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a monitoring program to evaluate the effectiveness of the proposed mitigation measures.

POLICY 1.2 - Industrial-Related Noise: Industrial and other non-transportation noise sources shall be mitigated to an acceptable standard.

1.2.1 - Performance Standards: New non-transportation noise sources including uses such as concrete plants, generators, and compressors and excluding agricultural operations on appropriately zoned lands, shall not exceed the following levels at the property line of lands designated for noise-sensitive uses:

MAXIMUM INDUSTRIAL-RELATED NOISE LEVELS		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Average (L_{eq} , dBA)	50	45
Maximum level (dBA)	70	65

1.2.2 - Acoustical Analysis: An acoustical analysis shall be performed for projects that may produce or be exposed to noise levels exceeding the standards in Action 1.2.1. The acoustical analysis shall meet the standards specified in Action 1.1.3.

1.2.3 - Protect Existing Uses: Discourage the siting of new development on property that is subject to noise levels in excess of the standards shown in Actions 1.1.1 and 1.2.1.

1.2.4 - Ordinance: The City of Brentwood shall adopt a noise control ordinance establishing standards for the enforcement of this Noise Element, regulation of highly annoying noise sources, and regulation of residential noise environments.

1.2.5 - Construction: Construction activities near sensitive land uses should be limited to the hours of 9 a.m. to 7 p.m. on weekdays and 8 a.m. to 7 p.m. on Saturday. Construction shall be prohibited on Sundays.

GOAL 2 - NOISE ENVIRONMENT: Preserve the rural noise environment of the City and surrounding areas.

POLICY 2.1 - Site Design: Noise mitigation shall emphasize site planning and project design rather than noise barriers.

2.1.1 - State Standards: Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).

2.1.2 - Building Placement: Encourage the placement of noise tolerant land uses such as open space buffers and parking lots between noise sources and sensitive receptors.

2.1.3 - Architecture: Encourage development architecture that places noise-sensitive rooms away from major roadways.

2.1.4 - Soundwalls: The use of soundwalls along thoroughfares is often necessary to maintain noise standards. However, the City's preferred method of attenuating adverse noise levels is to utilize a combination of frontage roads, earth berming and larger building setbacks along thoroughfares in new subdivision design.

When soundwalls must be constructed, they should be designed in a meandering pattern and setback a minimum average distance of ten (10) feet from the adjacent right-of-way with extensive landscaping in front of the wall.



CHAPTER V: FUTURE ELEMENTS



APPENDICES

Appendix A

GLOSSARY OF PLANNING TERMS

Acres, Gross	A measure of total land area of any lot including future streets, parks and other land dedications.
Acres, Net	The gross area of a site excluding: 1. All public streets and any private streets or streets which provide primary and direct access to a public street. 2. Land which has been determined by geotechnical study, prepared pursuant to City guidelines, to be hazardous and unbuildable based on the City's grading ordinance and policies of the Resource Conservation Overlay District. 3. Land within any existing or planned drainage easement. 4. Schools and parks or other facilities dedicated for public use.
Action Plans	Required by the Contra Costa Transportation and Growth Management Program (Measure C, adopted in 1988), these set level of service standards for regional routes throughout Contra Costa County.

Activity Centers	Activity Centers are focal points for development in Brentwood. Each center should revolve around a primary purpose or use, such as regional commercial or employment generation. Each Activity Center should also contain a balance of supporting uses. The Activity Center should establish the neighborhood image and character and create a sense of place.
Affordable Housing	Housing capable of being purchased or rented by a household with very low, low, or moderate income, as defined by state standards, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.
Agriculture	Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.
Alquist-Priolo Special Studies Zone	A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of any new development.
Ambient	Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.
Aquifer	An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.
Archaeological	Relating to the material remains of past human life, culture, or activities.
Arterial	A major street carrying volumes of relatively high speed traffic from local and collector streets to and from freeways and other major streets. These streets have controlled intersections and generally provide limited direct access to abutting properties.

Basic Routes	All local roads not designated as Routes of Regional Significance. Level of Service standards apply to all signalized intersections on Basic Routes.
Bicycle Lane (Class II facility)	A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.
Bicycle Path (Class I facility)	A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.
Bicycle Route (Class III facility)	A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.
Bikeways	A term that encompasses bicycle lanes, bicycle paths and bicycle routes.
Boundary Agreements	A written understanding between adjacent cities or a city and county that may identify the limits of urban expansion, standards for development, treatment of abutting roadways and buffering landscape. Boundary Agreements may also set forth reviewing procedures for developments within a boundary corridor.
Buffer Zone	An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.
California Environmental Quality Act (CEQA)	A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.
Caltrans	California Department of Transportation.
Capital Improvements Program (CIP)	A program, administered by City government and typically reviewed by the City Council, which schedules permanent improvements five or six years in the future to fit the City's projected fiscal capability. The program generally is reviewed annually.

Capital Improvement Financing Program (CIFP)	A CIFP is a requirement of Section 17.805 of the City of Brentwood Municipal Code, generally referred to as "Phased Development Plan." A CIFP is a program adopted by the City Council to finance and construct the capital improvements required to serve a certain level of development permitted and planned within the City. CIFP's are generally financed through mechanisms such as Assessment Districts, Mello-Roos Districts, Marks-Roos Districts or other similar programs.
Central Business District	Central business districts are defined as those areas designated in the General Plan for high density commercial and residential uses. They consist of either the downtown area of a major city or a large business park. These areas are characterized by large concentrations of jobs and consist of clusters of buildings.
Circular 212	Transportation Research Circulation 212, Interim Materials on Highway Capacity (1980) is the source of the calculation methodology used in this document for intersection levels of service. It compares volume to capacity, resulting in level of service grades A through F, with A being free flow and F being gridlock. Traffic service standards using this method are included in the General Plan.
Circulation Element	One of seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes, and terminals, as well as local public utilities and facilities, all correlated with the land use element of the general plan.
Collector	A street serving traffic movements between arterial and local streets, generally providing direct access to abutting properties.
Community Development Block Grant (CDBG)	A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.
Community Noise Equivalent Level (CNEL)	A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park	A park or facility developed primarily to meet the requirements of a large portion of the City. The location serves an area within a three mile radius. The size is generally from six to sixty acres.
Community Redevelopment Agency	A local agency created under California Redevelopment Law, or a local legislative body which has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.
Compatible	Capable of existing together without conflict or ill effects.
Congestion Management Plan (CMP)	A mechanism employing growth management techniques, including traffic level of service requirements, development mitigation programs, transportation systems management, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 471, effective June 5, 1990, if Gann Limit changes are approved by the voters, requires all cities, and counties that include urbanized areas, to adopt and annually update a Congestion Management Plan.
Conservation Element	One of the seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the conservation, development, and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.
Consistent	Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.
Contiguous	Abutting or adjacent to. IN the case of Brentwood's General Plan, the City wants new development to adjoin existing development to the extent possible. The policy is based on the concept that contiguous development (1) prevents leapfrogging, and (2) makes the provision of urban services more cost effective.

Contra Costa Transportation Authority (CCTA)	The agency responsible for administering special sales tax funds collected in Contra Costa County under Measure C (1988). They are also responsible for carrying out the growth management plan mandated as part of Measure C, and are the Congestion Management Agency designated to implement the County's Congestion Management Plan mandated by state Proposition 111.
Contra Costa Transportation Improvement and Growth Management Program	More commonly referred to as Measure C, this growth management initiative was approved by the voters of Contra Costa County in 1988. The initiative establishes a half-cent sales tax to pay for transportation improvements. It also requires Contra Costa County cities to prepare and adopt a Growth Management Element that establishes performance standards for traffic and other public facilities within each city. Adoption of the element and standards allows a city to receive its share of the sales tax revenue. The initiative also requires the establishment of "Action Plans" which set level of service standards for regional routes throughout the County.
dB	Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.
dBA	The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.
Dedication	The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city.
Density	The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross acre.
Design Standards	Requirements and criteria, often established by ordinance, that govern the improvements of a development from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs.
Design Guidelines	General statements of policy direction for site and landscape layout around which specific details regarding the use of materials, colors, lighting and signs may be later established.

Design Review	The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site landscape, design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. Design Review usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards, and criteria by a specially established design review board or committee.
Development Constraints Map	Identifies community wide constraints to development from a visual or environmental point of view. Constraints identified should include, but not be limited to view corridors, scenic highways, slope conditions to be preserved, vegetation to be preserved, ridgelines, etc.
DU/AC	Dwelling units per acre.
Duplex	A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.
Dwelling Unit	One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.
Endangered Species	A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.
Environmental Impact Report (EIR)	A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.
Environmental Impact Statement (EIS)	Under the National Environmental Policy Act of 1974, a statement on the effect of development proposals and other major actions which significantly affect the environment.
Fault	A fracture in the earth's crust forming a boundary between rock masses that have shifted.
Finding of Special Circumstance	Under the Measure C Growth Management Program, such findings are to be made by local jurisdictions and the Contra Costa Transportation Authority in cases where a Basic Route intersection exceeds adopted standards and standards will not be met following implementation of the adopted five year Capital Improvement Program of a city.

Fire Protection Master Plan	East Diablo Fire Protection District has a Fire Protection Master Plan that addresses current and projected facility and apparatus needs for the District.
Flood, 100-Year	The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.
Flood Insurance Rate Map (FIRM)	For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.
Flood Plain	The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an area of special flood hazard by the Federal Insurance Administration.
Floor Area Ratio (FAR)	The net floor area of a building or buildings on a lot divided by the lot area or site area. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft.
Gateway	A point along a roadway entering the city at which a motorist gains a sense of having left the environs and of having entered the city.
General Plan	A compendium of a city's or a county's policies regarding its long-term physical, social, and economic development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65300 and adopted by the City Council. The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."
Goal	A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.
Groundwater	Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Growth
Management**

The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs.

**Habitat
Conservation Plan**

A plan designed to offset incidental "taking" of federally listed wildlife species through the implementation of measures which maintain, enhance and/or preserve habitat for the species. An HCP is a mandatory element of a Federal Endangered Species Act Section 10(a) incidental "take" permit but may be used as a conservation plan for permitting under state endangered species law. "Taking" is defined broadly to include actions that "harm" or "harass" the species, including adverse impacts to its habitat.

**Hazardous
Material**

Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

**High Activity
Uses**

Land uses that generate a high level of pedestrian and automotive traffic on a daily basis. Examples include banks, retail stores, post office, movie theaters, etc.

**High Occupancy
Vehicle (HOV)**

Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

**Historic;
Historical**

An historic building or site is one which is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

**Historic
Preservation**

The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Housing Element	One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under state law, Housing Elements must be updated every five years.
Impact	The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.
Impact Fee	A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 54990 specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.
Implementation	Actions, procedures, programs, or techniques that carry out policies.
Improvement	The addition of one or more structures or utilities on a vacant parcel of land.
Industrial	The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.
Infill	Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.
Informational Sign Program	A comprehensive signage program designed with a common community theme. These should include Gateway signs, Directional signs (i.e. To Downtown), Location signs (i.e., City Hall, Community Park, Historic Structure).
Infrastructure	Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Jobs/Housing Ratio	The number of local jobs compared to the number of housing units in a community.
Jobs/Housing Balance	(1) The concept of providing an equivalent number of jobs to housing units in a community. It is felt that a balance of jobs and housing minimizes the need for commuting for residents to find job opportunities, while ensuring that regional housing needs are met and that a community has an economic base to help finance services for its residents. (2) The number of local jobs compared to the number of employed residents.
Joint Powers Agreement	A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.
Landscape and Design Standards	Requirement, typically found in an ordinance, that govern the suitable design, selection, installation and maintenance of planting, including trees, shrubs, and ground covers.
Landscaping	Planting, including trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.
Land Use	The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.
Land Use Element	A required element of the General Plan which uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.
Ldn	Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The L_{dn} is approximately numerically equal to the CNEL for most environmental settings.

Leq	The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.
Level of Service (LOS)	A qualitative measure describing operational conditions within a traffic stream, as perceived by motorists. The conditions are generally described in terms of factors such as speed, delay, freedom to maneuver, comfort, convenience, and safety. Six levels of service are defined with letter designations from A to F with A representing the optimal condition and B representing the worst.
Level of Service A	Represents free flowing traffic, with little or no limitation on vehicle movement or speed with most vehicles arriving at a signal during the green phase.
Level of Service B	Describes a stable flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
Level of Service C	Denotes a reasonably stable flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches. The number of vehicles stopping at an intersection is significant, although many still pass through an intersection without stopping.
Level of Service D	Represents high-density, but stable flow of traffic, speed and freedom to maneuver are restricted. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks. Congestion becomes more noticeable with many vehicles required to stop.
Level of Service E	Operating conditions at or near the capacity level. Traffic is characterized by slow movement, frequent stoppages, and operations in an unstable flow of traffic. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections. The high delay values are considered the limit of acceptable delay.
Level of Service F	Describes unsatisfactory stop-and-go traffic operations which define forced breakdown in flow conditions. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues. The high delay levels are considered unacceptable to most drivers, with traffic flow rates exceeding the capacity of the intersection.

Liquefaction	The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.
Local Agency Formation Commission (LAFCo)	A five-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public.
Local Street	A street which primarily serves as access to abutting properties characterized by traffic with low speeds, low volumes and relatively short trip lengths.
Low-income Household	A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.
Master Infrastructure Plan	A Master Infrastructure Plan was prepared for the City of Brentwood to evaluate the City's water, wastewater, and drainage systems. The Plan identifies existing deficiencies and improvements that will be required to accommodate future development.
Mixed-use	Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.
National Ambient Air Quality Standards	The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.
National Flood Insurance Program	A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

Natural Preserve	Open space areas set aside for the protection of native plant and wildlife species. Only uses that are compatible with this objective should be allowed in Natural Preserves.
Neighborhood	According to one widely-accepted concept of planning, the neighborhood should be the basic building block of the city. It is based on the elementary school, with other community facilities located at its center and arterial streets at its perimeter. The distance from the school to the perimeter should be a comfortable walking distance for a school-age child; there would be no through traffic uses. Limited industrial or commercial would occur on the perimeter where arterials intersect. This was the model for American suburban development after World War II.
Neighborhood Park	A park or playground developed primarily to serve the recreation needs of a small portion of the City. The location serves the area within one half mile radius of the park. The park improvements are usually oriented toward the recreation needs of children. The site is generally from two to ten acres depending on the nature of the service area.
Neighborhood Unit	According to one widely-accepted concept of planning, the neighborhood unit should be the basic building block of the city. It is based on the elementary school, with other community facilities located at its center and arterial streets at its perimeter. The distance from the school to the perimeter should be a comfortable walking distance for a school-age child; there would be no through traffic uses. Limited industrial or commercial would occur on the perimeter where arterials intersect. This was the model for American suburban development after World War II.
Noise	Any sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."
Noise Attenuation	Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.
Noise Contour	A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Noise Element	One of the seven State-mandated elements of a local general plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.
Non-Transportation Noise	Any sound generated by machinery or activities not related to the movement of goods or people which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.
North Brentwood Redevelopment Area	Located on approximately 825 acres north of downtown Brentwood, this area was proposed for redevelopment in 1991, but was defeated by voters. The area is bounded by Sycamore Avenue to the south, Marsh Creek and Anderson Lane to the west, Delta Road to the north and farmland to the east. The area was proposed for redevelopment to finance infrastructure improvements and housing and commercial rehabilitation.
Open Space	Open Space is comprised of lands free of structural development that provide visual relief. Areas should be under common maintenance, by a homeowners' association, lighting and landscaping district, or public works department. Open Space does not include engineered slopes (for instance, 2:1 or 3:1 slopes that are contoured for grade changes in developments). Open space must be contiguous, except for specified mini-parks. Access must be available and provided for fire and maintenance. Open Space must also be visually accessible. Park land will qualify for open space, as will golf courses. Open space, including golf courses, will not qualify for park requirements.
Open Space Element	One of the seven State-mandated elements of a local general plan, it contains an inventory of privately and publicly owned open-space lands, and adopted goals, policies, and implementation programs for the preservation, protection, and management of open space lands.
Parcel	A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.
Park and Recreation Facility Master Plan	A Park and Recreation Facility Master Plan inventories a community's existing park and recreation facilities, identifying its current and future needs. Typically, park standards will be identified, as will methods to install and finance improvements and maintenance.

Parks	Open space lands whose primary purpose is recreation.
Parkway	A system of landscaped easements along arterials, collectors to tie the community together. They are intended to provide pleasing, shaded environments that provide recreation and practical travel for pedestrians, bicycles and automobiles.
Performance Standards	Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.
Planned Development (PD)	This classification requires that a specific development plan be prepared for a large area prior to any land use approvals by the City. The plan would be required to present land use concepts and road systems. It would not qualify as a Specific Plan, which is regulated by State Law, nor would it be an actual subdivision map. Instead it would allow for a consolidated overall project and environmental review.
Planned Unit Development (PUD)	A description of a proposed development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and arrangement of all proposed uses and improvements to be included in the development.
Planning Area	The Planning Area is the land area addressed by the General Plan. Brentwood's Planning Area boundary extends beyond the Sphere of Influence encompassing land both within the City Limits and land that is considered to have an impact on the City.
Pre-zone	The application of a zoning district, by ordinance of the City Council, to a site within the City's sphere of influence while it is still part of the unincorporated area of the County. The zoning becomes effective upon annexation to the City.
Policy	A specific statement of principle or of guiding actions which implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Program	An action, activity, or strategy carried out in response to adopted policy to achieve a specific objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.
Public and Semi-public Facilities	Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.
Rare or Endangered Species	A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.
Redevelopment	The purpose of redevelopment is to eliminate physical and economic burdens in a community which cannot be expected to be alleviated by the private sector. See also Community Redevelopment Agency.
Redevelopment Plan	A program for a redevelopment area that identifies the area's objectives, necessary public improvements and a financing program.
Regional	Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.
Regional Commercial	Uses that provide for the sale of goods and services on a large scale that affects a broad homogenous area, greater than that of any one city or county.
Regional Park	A park which has been developed with a wide range of improvements usually not found in local community or neighborhood facilities to meet the needs of the entire City population. The location serves an area within a thirty-minute driving time radius and the size is generally larger than 75 acres.
Residential	Land designated in the General Plan and zoning ordinance for buildings consisting only of dwelling units. May be vacant or unimproved.
Residential, Multiple Family	Usually three or more dwelling units on a single site, which may be in the same or separate buildings.
Residential, Single-Family	A single dwelling unit on a building site.

Right-of-way	The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads, and utility lines.
Riparian	Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.
Riparian Lands	Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.
Roadway Master Plan	Part of the City's Infrastructure Master Plan being developed in parallel with the General Plan, it identifies specific roadway improvement projects to be undertaken in the City to implement the General Plan. It also provides a phasing plan and cost estimates.
Route of Regional Significance	Road designated by the Contra Costa Transportation Authority, consistent with procedures described in the Implementation Guide: Traffic Level of Service Standards and Programs for Routes of Regional Significance. These roads are subject to objectives and programs is adopted Action Plans.
Rural	Rural areas are defined as generally those parts of the jurisdiction which have been designated in the General Plan for agricultural or open space uses and which are characterized by medium to very large parcel sizes (10 acres to several thousand acres). These areas have very low population densities, usually no more than 1 person per acre or 500 people per square mile.
School Facility Master Plan	A School Facility Master Plan inventories existing school facilities and existing needs. In addition, future school facilities are identified, including site requirements, site locations, general site planning considerations and possible financing programs.
Second Unit	A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat".
Seismic	Caused by or subject to earthquakes or earth vibrations.

Setback Line	A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side, corner side or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise, or in a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side, corner side or rear yards are specified, the setback line shall be continuous with the corresponding lot line. The line is a horizontal distance measured from the respective property line.
Shopping Center	A group of commercial establishments, planned, developed, owned, or managed as a unit, with off-street parking provided on the site.
Sign	Any representation (written or pictorial) used to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.
Significant Effect	A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.
Site	A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.
65/35 Contra Costa County Land Preservation Plan	A growth management initiative approved by voters in November, 1990. In general, the initiative was intended to preserve 65% of the Contra Costa County in open space, allowing the remaining 35% to be urbanized areas. In order to meet this requirement, the initiative established "Urban Limit Lines" adjacent to cities and other urbanized areas within Contra Costa County. Lands within the Urban Limit Line are potentially developable. Lands outside the Urban Limit Line are prohibited from development for a period of 20 years. The initiative also established the boundaries of the County's "Agricultural Core." The Agricultural Core area is located immediately south and east of Brentwood and is intended to identify lands which are economically viable for continued agricultural production.
Slope	Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Small Scale Office	Small scale office generally refers to freestanding, single tenant and multi-tenant office buildings of less than 20,000 square feet, which are not associated with an office/industrial park.
Source Reduction and Recycling Element	A.B. 939 requires each city and county in the State to adopt a Source Reduction and Recycling Element. The Element must identify ways to divert 25% of the City's waste stream from landfills by 1995, and 50% by 2000.
Special Planning Areas	Areas with special planning goals and for which a plan amendment and either a Specific Plan or a Planned Development rezoning will be required prior to any development.
Specific Plan	A specific plan is a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).
Sphere of Influence	The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.
State Noise Insulation Standards	Noise insulation (or sound transmission control) standards are enforced by the State Building Code Part 2, Title 24, CCR). The code provides specific building requirements, including an interior noise standard of 45 dB (Ldn or CNEL) and acoustical analyses for projects exposed to exterior noise levels in excess of 60 dB (Ldn or CNEL).
Structure	Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).
Subdivision	The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code.
Subdivision Map Act	Division 2 (Sections 66410 et seq) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Town House	A two story attached residential unit.
Topography	Configuration of a surface, including its relief and the position of natural and man-made features.
Traffic Model	A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")
Traffic Service Objectives	As part of the Measure C Growth Management Plan, Routes of Regional Significance are exempt from level of service standards. Instead, an Action Plan for Routes of Regional Significance is being developed by the jurisdictions in eastern Contra Costa County to come up with alternative traffic service standards and actions to achieve those standards. These standards are called Traffic Service Objectives.
Trails Master Plan	The City of Brentwood has a Master Creek Trails and Revegetation Plan that identifies a network of bikeways and trails connecting neighborhoods, parks, schools and commercial centers and adjacent communities and regional park facilities. The plan also provides guidelines for the revegetation of Brentwood's creeks.
Transit, Public	A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."
TRANSPLAN	A committee made up of representatives from each eastern Contra Costa County city and the County to provide policy direction on transportation issues of mutual concern. They are responsible for developing and carrying out the Action Plan for Routes of Regional Significance in eastern Contra Costa County.
Transportation Demand Management (TDM)	A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM)	A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.
Uniform Building Code (UBC)	A national, standard building code which sets forth minimum standards for construction.
Urban	Urban areas are defined as generally those parts of the jurisdiction that are designated in the General Plan primarily for multiple family housing, with smaller areas designated for high density single family homes; low to moderate density commercial/industrial uses; and many other accompanying uses. Urban areas usually include clusters of residential buildings (apartments and condominiums) up to three or four stories in height and single family homes on relatively small lots. Many commercial strips along major arterial roads are considered urban areas.
Urban Limit Line	A boundary, sometimes parcel-specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging urban sprawl by containing urban development during a specified period, and its location may be modified over time.
Urban Services	Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.
Viewshed	The area within view from a defined observation point.
Wetlands	Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water.

Williamson Act	Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the city and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.
Zoning	The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Appendix B

HOUSING DEFINITIONS

Adequate Housing Housing which:

1. is structurally sound, water-tight and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; and
2. contains enough rooms to provide reasonable privacy for its occupants. Is within the economic means of the households who occupy it.

Affordability Refers to the amount paid for shelter; a household is considered to have problems with affordability if they occupy a unit at a cost greater than 25 percent of gross household income.

Amenity Any service or facility which extends beyond the definition of adequate housing.

Association of Bay Area Governments (ABAG) The council of governments established by local governments in the Bay Area to facilitate regional planning for the area.

Council of Governments An organization created to undertake planning and whose membership is composed of elected officials of local governments in the planning area; an organization recognized as an areawide planning organization by the Federal Department of Housing and Urban Development.

Department of Housing and Community Development (HCD)	The department of California State Government which has responsibility for housing policy and programs. HCD establishes the guidelines for preparation of local housing elements, prepares the statewide housing element and offers technical assistance to local jurisdictions.
Department of Housing and Urban Development (HUD)	The department of the federal government which administers a variety of housing programs. These include Section 8, Section 202, and the Community Development Block Grant program. HUD also determines the median household income on an annual basis for certain urban areas. In California, HCD and many cities have used this median income to define income groups. These income ranges are used in measuring the extent of housing needs and the effectiveness of housing programs. The median income refers to the point in the range of incomes for an area at which half of the households are earning less and half are earning more.
Deteriorated	Refers to a housing unit which in its present state has obvious defects and moderate evidence of exterior wall, foundation, roof, chimney and doorway wear.
Family	Refers to a householder and one or more persons living in the same household who are related to the householder by birth, marriage or adoption.
Disabled	Persons who have a physical impairment or mental disorder which is expected to be of long or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.
Household	All persons occupying a single dwelling unit.
Housing Costs	For rental units: Gross monthly rent payments, excluding the cost of utilities. For homeowner units: Gross monthly housing payments, including interest and principal payments on mortgage, property taxes, insurance and monthly fees (e.g., for condominium associations, etc.), but excluding the costs of utilities.

Housing Unit	The place of permanent or customary and usual abode of a person, including a single-family dwelling, a single unit in a two-family dwelling, multi-family or multi-purpose dwelling, a non-housekeeping unit, a mobile home or any other residential unit which is considered to be real property under State law or cannot be moved without substantial damage or unreasonable costs.
Income	Salary and/or wages, interest from assets, tips, pensions, assistance grants.
Large Family	A family of five or more persons.
Market-Rate Households	Households which, as determined by the allocating entity, have the financial capability to meet their housing needs without sacrificing other essential needs.
Needing Rehabilitation	Refers to a housing unit which in its present state materially endangers the health, safety or well-being of its occupants in one or more respects.
Overcrowded	Households which have 1.01 or more persons per room are considered to be overcrowded.
Senior Citizen	Persons age 65 or over.
Suitability/Habitability	Refers to the condition of a housing unit; households living in units requiring rehabilitation or replacement are considered to have needs with respect to suitability and/or habitability.

Appendix C

HOUSING ELEMENT REVIEW WORKSHEET

HOUSING ELEMENT REVIEW WORKSHEET

Locality _____ Draft _____ Adopted _____ HCD Receipt Date _____
 Contact Person _____ Phone _____ Coastal Zone _____

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located.

HOUSING NEEDS (65583(a))

	Owner	Renter	Total	Page #
A. Number of existing households and housing units:				
1. Households	_____	_____	_____	_____
2. Housing Units	_____	_____	_____	_____
B. Lower income households overpaying for housing:				
1. Total number	_____	_____	_____	_____
2. % lower income	_____	_____	_____	_____
C. List pages where special housing needs groups are analyzed and provide the estimated number of households:				
1. Handicapped	_____	_____	_____	_____
2. Elderly	_____	_____	_____	_____
3. Large households	_____	_____	_____	_____
4. Farm workers	_____	_____	_____	_____
5. Families with female head	_____	_____	_____	_____
6. Homeless	_____	_____	_____	_____
7. Other _____	_____	_____	_____	_____
D. Number of overcrowded households:	_____	_____	_____	_____
E. Number of housing units needing rehabilitation:	_____	_____	_____	_____
F. Number of housing units needing replacement:	_____	_____	_____	_____
G. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD; specify the time frame of the projections _____ and enter the construction need figures in the table below:				

Income Category	Five-Year New Construction Needs
Very low (0-50% of median income)	_____
Other Lower (50%-80%)	_____
Moderate (80%-120%)	_____
Above Moderate (Over 120%)	_____
Total Units	_____

H. If the regional housing needs provided by the Council of Governments or HCD has been revised, has the COG or HCD accepted the revision? (65584(c)) _____
 List page(s) where the revision is justified: _____

I. Unless the employment and population trends are included in the regional housing needs figures provided by the COG or HCD, list the page(s) where these factors are analyzed: _____

(Source: State Department of Housing and Community Development)

II. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five year planning period of the element. List page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory.

Page # _____

Zoning/permitted Housing type	Number of acres	Density range (units/acre)	Availability of services & facilities (e.g. infrastructure)	Dwelling Unit Capacity
Single family				
Multiple-family and rental				
Mobile Homes, mfd. housing, mobile home parks				
Emergency shelter or transitional housing				
Sites with residential redevelopment potential (within time frame of element)				
Currently non-residential				
Other				
Total				

III. Constraints on Housing (65583 (a)(4) and (5))

List pages where the housing constraints listed below are discussed:

	Page #
A. Governmental Constraints	
1. Land use controls (e.g. zoning, growth controls, open space requirements)	_____
2. Codes and enforcement (e.g. any local amendments to USB, degree or type of enforcement)	_____
3. On/Off-site improvements (e.g. parking, street widths, lot coverage requirements)	_____
4. Fees and exactions	_____
5. Processing and permit procedures (e.g. processing times, approval procedures)	_____
6. Other governmental constraints	_____
B. Non-Governmental Constraints	
1. Availability of financing	_____
2. Price of land	_____
3. Cost of construction	_____
4. Other non-governmental constraints	_____

IV. Quantified Objectives (Section 65583 (b))

List quantified objectives for the maximum number of housing units over the five year time frame of the element to be:

A. Constructed	_____
B. Rehabilitated	_____
C. Conserved	_____

V. Other Topics

List pages where the following topics are discussed:

A. Efforts to achieve public participation of all economic segments of the community in the development of the element (Section 65583(c))	_____
B. Analysis of opportunities for energy conservation in residential development (Section 65583 (a)(7))	_____
C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c))	_____
D. Evaluation and revision of the previous element according to the criteria of Section 65588 (a) and (b):	
1. "Effectiveness of the element" (Section 65588(a)(2)): A comparison of the actual result of the earlier element with its goals, objectives, policies, and programs. The results should be quantified where possible, (e.g. rehabilitation results), but may be qualitative where necessary (e.g., mitigation of governmental constraints).	_____
2. "Progress in implementation" (Section 65588 (a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.	_____
3. "Appropriateness of goals, objectives, and policies" (Section 65588 (a)(1)): A description of how the goals, objectives, policies, and programs of the updated element incorporate what has been learned from the results of the prior element.	_____
E. For Coastal Zone localities, list the pages where the required information regarding construction, demolitions and conversions within the coastal zone is provided (Section 65588(c) and (d)).	_____

VI. Housing Programs (65583(c)). Summarize programs in the element.

Program Purpose	Program action(s)	Agency Responsible	Time frame	Page #
<i>Provide adequate sites (65583 (c)(1))</i> 1. Insure total dwelling capacity equal to new construction need.				
2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing.				
<i>Assist in the development of adequate housing to meet the needs of low and moderate income households (65583 (c)(2))</i> 1. Utilize federal and state financing and subsidies. 2. Provide regulatory concessions and incentives.				
<i>Address and, where appropriate and legal possibly, remove governmental constraints (65583(c)(3))</i> 1. Land use controls 2. Building codes 3. Site Improvements 4. Fees and exactions 5. Processing and permit procedures				
<i>Conserve to improve the condition of the existing affordable housing stock (65583 (c)(4))</i>				
<i>Program to promote equal housing opportunity (65583(c)(5))</i>				
Other housing programs				

Appendix D

ABAG PROJECTIONS METHODOLOGY

ABAG PROJECTIONS METHODOLOGY

This projection system, designed to predict growth and distribution of population, households, employment, income and labor force characteristics, is structured around three components. These are: a) the regional economic and demographic forecasting system; b) the county employment, population and income forecasting system; c) the distribution of jobs, households as a function of available land, assumptions about density and travel demand within counties in the region.

A. REGIONAL ECONOMIC-DEMOGRAPHIC SYSTEM

The projection of regional employment, income, output, population, labor force, and occupational demand is performed by the "Regional Economic-Demographic System" (REDS). REDS is an analytical and econometric model which uses a non-survey I/O model to drive the interaction in the system. A general overview of the model can be found in "The Design and Implementation of a Regional Economic-Demographic Simulation Model," by R. Brady and C.M. Yang in the "Annals of Regional Science," November 1983.

The basic equations and input-output model are updated every two years. The most recent update occurred in 1988. The user of REDS may change up to 16 variables to affect the model's projection behavior. The system is designed to be user friendly. REDS divides the economy into 38 industry sectors, each predicting output, job demand and capital requirements of each sector. The demand for jobs drives the labor force model which interacts with the migration model. The population model is a Cohort-Survival Model.

REDS has approximately 33 equations in the system. Some are statistical equations developed from time series data and hence constantly updated; others are analytical equations based upon observed behavior in the economy. The latter equations are either differential or difference equations.

B. COUNTY EMPLOYMENT FORECASTING SYSTEM

The projections of employment and income for each of the nine counties of the Bay Area were obtained from the "County Employment Forecasting System" (CEFS). CEFS is an econometric model that makes efficient use of the limited employment data available at the subregional level and which produces county forecasts consistent with the regional employment forecasts of REDS. A complete and thorough discussion of the model can be found in "Industrial and Spatial Interdependency in Modeling: An Empirical Forecasting Model for the Counties in the San Francisco Bay Region" by P. Prastacos and R. Brady in the "Annals of Regional Science," July 1985.

CEFS recognizes 32 sectors, each sector representing a two-digit SIC code sector or a major industrial group. There is one equation for each sector and county. The equations were specified so that they account for the industrial and spatial interdependency of activities. Thus, employment in a sector is tied to employment levels in sectors with which there exist strong economic relationships. Spatial intersections were considered by linking county employment in the basic sectors to the level of employment in the whole region, while for local service sectors the linkage took place at the individual county.

The equations of CEFS were estimated using the ordinary least squares techniques with data from the County Business Patterns reports for years 1964-1986. The results of the regressions

were very good and indicate that the relationships depicted in the equations are of empirical value and that they do reflect the economy of the counties. Both the R-squares for the equations and the t-values for the individual coefficients were high. Additionally, a dynamic simulation of the estimated model over the period 1964-1986 showed that employment levels forecast by CEFS are very close to the actual historical data series.

C. POPULATION AND HOUSEHOLD FORECASTS

ABAG uses trend analysis to determine long-term growth forecasts for each county's population and households. The latest times series uses data from 1975-1989. Linear exponential and geometric regression time series equations are used to predict future growth. The results of these trend equations are summed and averaged.

The trend data is constrained by local development policies which limit housing production, and hence household growth. In several counties, household and population growth in the forecast exceeds the aggregate of local policies.

D. SUB-COUNTY ALLOCATION SYSTEM

The allocation of population, housing and employment at the subcounty (zonal) level was carried out using the "Projective Optimization Land Use Information System" (POLIS). POLIS, a land use and transportation model, has replaced the PLUM and BEMOD models which were used prior to 1980 at ABAG for land use and zonal population and employment projections. A discussion on the structures of POLIS can be found in the ABAG report "POLIS: The Land Use Information and Transportation System for the San Francisco Bay Area," by P. Prastacos.

The allocation process in POLIS is based on several criteria, some reflecting the behavior of individuals and some describing physical and planning constraints. Residential choice is determined by the travel to work and shopping behavior, the availability and attractiveness of housing and the existence of nearby employment. Retail activity is located in proximity to population centers to maximize sales revenue. The locational patterns of the other industries are influenced by the accessibility to labor supply, the proximity to other similar industries and local development policies.

POLIS is formatted as a mathematical programming, optimization type problem. That is, the allocation of population and employment is optimized with respect to an objective function or goal while at the same time satisfying the planning constraints. Although this approach leads to complex mathematical notation and solution procedures, it results in housing, employment and trip flow patterns which are estimated in a single iteration and which are consistent with each other and the land use constraints.

The form of objective functions in POLIS is derived from the random utility theory and describes the behavior of individuals (employees) to select among a set of alternatives

the one maximizing their utility. The constraints of the model describe the housing and land supplies, the development policies of the different cities and the employment/housing to be allocated among all the zones within a county.

The complete model was calibrated with data from 1975 and 1980. The Bay Region was subdivided into 114 zones and the county employment projections from CEFS were aggregated into four sectors: Manufacturing and Mining, Transportation/F.I.R.E./Government, Retail, and

Services. A dynamic simulation of the calibrated model over the period 1975-1980 showed that POLIS can produce accurate forecasts. The forecast values for housing and employment for year 1980 were very similar to the actual 1980 figures.

E. REVIEW OF FORECASTS

All county and subregional forecasts are reviewed by local governments. This review process has several objectives. First, forecasting for 122 cities and unincorporated areas and nine counties is a complicated process. Although the models ABAG uses are state-of-the-art, models are imperfect replications of reality. Second, review by local governments help ABAG to identify problems at the small area forecast level.

HOUSING ELEMENT
OVERPAYMENT
METHODOLOGY

Appendix E

HOUSING ELEMENT OVERPAYMENT METHODOLOGY

These two numbers for overpaying households can then be added.

Total Overpaying "Lower-Income" Renter Households: 378

The same analysis is now performed for owner-occupied households. It should be noted that owner-occupied households have a choice in how much of their income to spend on housing, depending on the level of equity they have. Home owners also receive some tax benefit that may not be fairly considered by this analysis.

Table D-2: Owner-Occupied Housing Units .

Income	Percentage of Household Income					H-I Counted
	0-19%	20-24%	25-29%	30-34%	35%	
Less than \$10,000	0	6	0	0	26	6
\$10,000 - 19,999	34	12	0	5	25	0
\$20,000 - 34,999	91	0	19	14	93	0
\$35,000 - 49,999	110	42	16	31	94	0
\$50,000 or more	357	159	164	77	93	0
Total	602	219	201	127	273	6

As noted earlier overpayment is defined as paying more than 25% of gross income for rent or mortgage payments. The number of owners paying more than 25% can be simply added for the first two income groups.

Owner Households overpaying in Income groups \$0 - 10,000 and 10,000 - 19,999 is:
 $0 + 0 + 26 + 0 + 5 + 25 = 58$

Once again, the income of \$33,164 which qualifies a household as a "lower-income" household falls into the third income group, \$20,000 - 34,999. A proportion of the households in this group do not qualify as "lower-income" and therefore need to be subtracted out. The same .88 or 88% would apply to owner households as well.

Owner Households overpaying in Income group \$20,000 - 34,999 is:
 $19 + 14 + 93 = 126 \times .88 = 111$

These two numbers for overpaying households can then be added to find the total number of owner-occupied households that are "lower-income".

Total Overpaying "Lower-Income" Owner Households: 169

These numbers are relatively close to the numbers projected from 1980 Census information before the 1990 Census information became available. The accuracy of these numbers is subject to the accuracy of the 1990 Census.

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STATE: CALIFORNIA COUNTY: CONTRA COSTA

SUMMIT TRIP FILE # 1000000000

SELECTED TABLES

PLACE: Brentwood city

P01/01/107/100. HOUSEHOLD AND FAMILY
INCOME IN 1989

		HOUSEHOLDS	FAMILIES
\$ 0 -	4,999	88	29
\$ 5,000 -	9,999	231	117
\$ 10,000 -	12,499	81	62
\$ 12,500 -	14,999	72	47
\$ 15,000 -	17,499	66	66
\$ 17,500 -	19,999	77	71
\$ 20,000 -	22,499	108	79
\$ 22,500 -	24,999	57	46
\$ 25,000 -	27,499	91	70
\$ 27,500 -	29,999	78	49
\$ 30,000 -	32,499	33	40
\$ 32,500 -	34,999	50	37
\$ 35,000 -	37,499	61	56
\$ 37,500 -	39,999	63	50
\$ 40,000 -	42,499	140	118
\$ 42,500 -	44,999	72	64
\$ 45,000 -	47,499	76	70
\$ 47,500 -	49,999	87	85
\$ 50,000 -	54,999	113	137
\$ 55,000 -	59,999	142	123
\$ 60,000 -	74,999	338	376
\$ 75,000 -	99,999	140	123
\$ 100,000 -	124,999	62	48
\$ 125,000 -	149,999	14	14
\$ 150,000 -	174,999	16	16
TOTAL		2477	1979
WHITE		141,455	144,395
BLACK		143,209	146,624

P117/119/120. POVERTY STATUS IN 1989
(UNIVERSE: PERSONS FOR WHOM POVERTY
STATUS IS DETERMINED)

AGE	ABOVE POVERTY	BELOW POVERTY	% BELOW
TOTAL	6808	722	9.6%
0-4	692	55	7.4%
5	110	6	5.2%
6-11	757	140	15.6%
12-17	564	86	14.5%
18-24	640	50	7.3%
25-34	1368	110	7.3%
35-44	899	105	11.5%
45-54	669	15	2.2%
55-64	277	40	12.6%
65-74	152	22	12.6%
75+	331	49	12.9%
WHITE	5784	383	6.2%
BLACK	47	10	20.4%
AMER INDIAN, ESK, OR ALEUT	25	7	21.8%
ASIAN OR PAC ISLANDER	120	4	3.1%
OTHER	821	312	27.5%
HISPANIC	1537	429	27.9%

P114A0/115A/116A. PER CAPITA INCOME IN 1989
(UNIVERSE: PERSONS)

TOTAL PERSONS IN HOUSEHOLDS	114,260
IN GROUP QUARTERS; INSTITUTIONAL NONINSTITUTIONAL	114,310
	14,622
	16,258
WHITE	115,389
BLACK	112,867
AMERICAN INDIAN, ESKIMO, OR ALEUT	118,803
ASIAN OR PACIFIC ISLANDER	115,623
OTHER	17,811
HISPANIC	16,077

P120. POVERTY STATUS IN 1989 BY FAMILY TYPE
AND AGE (UNIVERSE: RELATED CHILDREN
UNDER 18 YEARS)

	ABOVE POVERTY	BELOW POVERTY
IN MARRIED-COUPLE FAMILY:		
UNDER 5 YEARS	659	36
5 YEARS	105	0
6 TO 17 YEARS	1080	115
IN OTHER FAMILY:		
MALE HOUSEHOLDER, NO SPOUSE:		
UNDER 5 YEARS	16	0
5 YEARS	0	0
6 TO 17 YEARS	41	0
FEMALE HOUSEHOLDER, NO SPOUSE:		
UNDER 5 YEARS	17	19
5 YEARS	5	6
6 TO 17 YEARS	100	116

P02/03/04/05. HOUSEHOLD INCOME IN 1989 BY RACE/HISPANIC ORIGIN OF HOUSEHOLD
(UNIVERSE: HOUSEHOLDS)

	WHITE	BLACK	AMER INDIAN/ ESK/ALEUT	ASIAN/ PAC ISL	OTHER	HISPANIC ORIGIN
\$ 0 - 4,999	73	5	0	4	5	34
\$ 5,000 - 9,999	182	0	0	0	45	46
\$ 10,000 - 14,999	77	0	0	0	76	82
\$ 15,000 - 24,999	247	0	0	0	61	112
\$ 25,000 - 34,999	218	2	0	3	30	76
\$ 35,000 - 49,999	457	4	0	17	21	121
\$ 50,000 - 74,999	612	0	13	16	72	134
\$ 75,000 - 99,999	140	0	0	0	0	0
\$ 100,000 - 124,999	68	4	0	0	0	0
\$ 125,000 - 149,999	15	17	0	0	311	605
TOTAL	2094	15	17	40	311	605
WHITE	140,485	143,640	150,229	144,645	177,798	131,056

P121. RATIO OF INCOME IN 1989 TO
POVERTY LEVEL (UNIVERSE: PERSONS FOR
WHOM POVERTY STATUS IS DETERMINED)

	CUMULATIVE PERSONS	PERCENT
UNDER .50	141	1.9%
.50 TO .74	406	7.3%
.75 TO .99	175	9.6%
1.00 TO 1.24	412	15.1%
1.25 TO 1.49	269	18.7%
1.50 TO 1.74	380	23.7%
1.75 TO 1.99	36	24.2%
2.00 TO 1.99	115	25.7%
2.00 AND OVER	5580	100.0%
TOTAL	7522	

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1990 CENSUS OF POPULATION AND HOUSING
SUMMARY TAPES FILE 3 - (CONTINUED)
SELECTED TABLES

STATE: CALIFORNIA COUNTY: CONTRA COSTA

PLACE: Unionwood city

100. TENURE BY RACE & HISPANIC ORIGIN OF
HOUSEHOLDS
(UNIVERSE: OCCUPIED HOUSING UNITS)

	TOTAL	OWNER	RENTER
WHITE	2106	1497	609
BLACK	10	0	10
AMER INDIAN/ALASKA	15	13	2
ASIAN/PAC ISLANDER	51	30	21
OTHER	285	132	153
HISPANIC ORIGIN	564	289	275

101. HOUSE HEATING FUEL
(UNIVERSE: OCCUPIED HOUSING UNITS)

	2002
UTILITY GAS	30
BOILED, TANK, OR LP GAS	375
ELECTRICITY	0
FUEL OIL, KEROSENE, ETC.	0
COAL OR COKE	0
WOOD	64
SOLAR ENERGY	0
OTHER FUEL	4
NO FUEL USED	0

102. YEAR STRUCTURE BUILT
(UNIVERSE: HOUSING UNITS)

	146
1999 TO MARCH 1990	713
1985 TO 1989	224
1980 TO 1984	694
1970 TO 1979	273
1960 TO 1969	208
1950 TO 1959	154
1940 TO 1949	216
1939 OR EARLIER	

MEDIAN YEAR 1977

103/50. MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

WITH A MORTGAGE:		NOT MORTGAGED:	
\$ 0 - 299	36	\$ 0 - 89	5
1 300 - 499	126	1 100 - 149	47
1 500 - 699	112	1 150 - 199	61
1 700 - 899	141	1 200 - 249	37
1 900 - 1249	337	1 250 - 299	19
1 1250 - 1499	257	1 300 - 349	14
1 1500 - 1999	205	1 350 - 399	6
1 2000 OR MORE	10	1 400 OR MORE	12
MEDIAN	11,105	MEDIAN	1100
MEAN	11,078	MEAN	1211

104. UNEMPLOYED
(UNIVERSE: HOUSING UNITS)

	TOTAL	OWNER	RENTER
NONE	43	0	43
1	362	85	277
2	506	331	175
3	1137	700	437
4	479	363	116
5 OR MORE	0	0	0

105. GROSS RENT
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

\$ 0 - 99	4
1 100 - 149	14
1 150 - 199	59
1 200 - 249	33
1 250 - 299	47
1 300 - 349	58
1 350 - 399	28
1 400 - 449	23
1 450 - 499	28
1 500 - 549	79
1 550 - 599	43
1 600 - 649	31
1 650 - 699	43
1 700 - 749	39
1 750 - 799	133
1 800 OR MORE	85
NO CASH RENT	20

MEDIAN RENT 563
MEAN RENT 588

106/50. HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY OWNER COSTS/GROSS RENT AS A PERCENTAGE OF
HOUSEHOLD INCOME IN 1989

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

INCOME	PERCENTAGE OF HOUSEHOLD INCOME					NOT COMPUTED
	0-19%	20-24%	25-29%	30-34%	35+	
LESS THAN \$10,000	0	0	0	0	38	6
\$10,000 - 19,999	34	12	0	0	25	0
\$20,000 - 24,999	91	0	10	14	83	0
\$25,000 - 49,999	110	42	16	31	94	0
\$50,000 OR MORE	367	189	164	77	33	0
TOTAL UNITS	602	219	201	127	273	6

(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

LESS THAN \$10,000	4	0	10	18	139	20
\$10,000 - 19,999	23	34	18	23	85	0
\$20,000 - 24,999	22	28	12	17	57	0
\$25,000 - 49,999	60	15	54	12	0	5
\$50,000 OR MORE	84	14	14	0	0	0
TOTAL UNITS	103	01	116	70	201	24

107. SOURCE OF WATER
(UNIVERSE: HOUSING UNITS)

PUBLIC SYSTEM OR PRIVATE COMPANY	2507
INDIVIDUAL WELL:	
DRILLED	114
DUG	7
SOME OTHER SOURCE	0

108. TELEPHONE IN HOUSING UNIT
(UNIV: OCCUPIED HOUSING UNITS)

WITH TELEPHONE	2441
NO TELEPHONE	34

STATE: CALIFORNIA COUNTY: CONTRA COSTA

PLACE: Brentwood city

P1/4. PERSONS BY URBAN/RURAL RESIDENCE
(UNIVERSE: PERSONS)

TOTAL	7563
URBAN:	
INSIDE UNINCORPORATED AREAS	7563
OUTSIDE UNINCORPORATED AREAS	0
RURAL	0
NOT DEFINED FOR THIS FILE	0

P5. SEX
(UNIVERSE: PERSONS)

MALE	3743
FEMALE	3820

P6/7. RACE
(UNIVERSE: PERSONS)

WHITE	6102
BLACK	53
AMERICAN INDIAN, ESKIMO OR ALUT	53
AMERICAN INDIAN	52
ESKIMO	1
ALUT	0
ASIAN OR PACIFIC ISLANDER	131
ASIAN:	
CHINESE	21
FILIPINO	46
JAPANESE	27
ASIAN INDIAN	5
KOREAN	1
VIETNAMESE	1
CAMBODIAN	0
THAI	0
LAOTIAN	0
OTHER ASIAN	12
PACIFIC ISLANDER	
POLYNESIAN:	
HAWAIIAN	0
SAMIAN	0
TONGAN	0
OTHER POLYNESIAN	0
MICRONESIAN:	
GUAMANIAN	0
OTHER MICRONESIAN	0
NELESTIAN	0
PAC. ISL... NOT SPECIFIED	1
OTHER RACE	1144

P2. FAMILIES
(UNIVERSE: FAMILIES)

TOTAL	1943	
P13. HISPANIC ORIGIN BY SEX BY AGE (UNIVERSE: PERSONS OF HISP. ORIGIN)		
	MALE 1943	FEMALE 1943
TOTAL	1230	1167
UNDER 1 YEAR	19	24
1 AND 2 YEARS	61	57
3 AND 4 YEARS	60	45
5 YEARS	31	28
6 YEARS	25	31
7 TO 9 YEARS	76	82
10 AND 11 YEARS	53	42
12 AND 13 YEARS	55	57
14 YEARS	17	19
15 YEARS	15	31
16 YEARS	30	19
17 YEARS	11	17
18 YEARS	30	27
19 YEARS	30	25
20 YEARS	18	26
21 YEARS	30	13
22 TO 24 YEARS	80	50
25 TO 29 YEARS	124	110
30 TO 34 YEARS	112	113
35 TO 39 YEARS	85	76
40 TO 44 YEARS	63	58
45 TO 49 YEARS	50	47
50 TO 54 YEARS	32	32
55 TO 59 YEARS	40	50
60 AND 64 YEARS	0	21
65 TO 69 YEARS	17	11
70 TO 74 YEARS	26	15
75 TO 79 YEARS	0	17
80 TO 84 YEARS	7	9
85 YEARS AND OVER	6	11

P9. HISPANIC ORIGIN
(UNIVERSE: PERSONS)

MIT OF HISPANIC ORIGIN	5150
HISPANIC ORIGIN:	
MEXICAN	2162
PUERTO RICAN	67
CUBAN	7
OTHER HISPANIC	174

P3. HOUSEHOLDS
(UNIVERSE: HOUSEHOLDS)

TOTAL	2475
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P4/10. PERSONS BY HISPANIC ORIGIN
BY RACE
(UNIVERSE: PERSONS)

MIT OF HISPANIC ORIGIN:	
WHITE	4866
BLACK	50
AMERICAN INDIAN, ESKIMO, OR ALUT	42
ASIAN OR PACIFIC ISLANDER	118
OTHER RACE	82
HISPANIC ORIGIN	2405
WHITE	1316
BLACK	3
AMERICAN INDIAN, ESKIMO, OR ALUT	11
ASIAN OR PACIFIC ISLANDER	13
OTHER RACE	1062

P14. SEX BY MARITAL STATUS
(UNIVERSE: PERSONS 15 YEARS & OVER)

	MALE	FEMALE
NEVER MARRIED	698	491
NOW MARRIED, EXCEPT SEPARATED	1732	1705
SEPARATED	40	70
WIDOWED	59	277
DIVORCED	139	237

P17. PERSONS IN FAMILIES
(UNIVERSE: PERSONS IN FAMILIES)

TOTAL	6723
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P17A. PERSONS PER FAMILY
(UNIVERSE: PERSONS IN FAMILIES)

PERSONS PER FAMILY	3.42
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MEDIAN AGE	29.7
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STATE: CALIFORNIA COUNTY: CONTRA COSTA PLACE: Brentwood city

P11. AGE (UNIVERSE: PERSONS)

AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS
UNDER 1 YEAR.....	127	17 YEARS.....	68	50 TO 54 YEARS.....	254
1 AND 2 YEARS.....	325	18 YEARS.....	112	55 TO 59 YEARS.....	206
3 AND 4 YEARS.....	280	19 YEARS.....	95	60 AND 64 YEARS.....	97
5 YEARS.....	160	20 YEARS.....	91	65 TO 69 YEARS.....	119
6 YEARS.....	160	21 YEARS.....	97	70 TO 74 YEARS.....	170
7 TO 9 YEARS.....	435	22 TO 24 YEARS.....	202	75 TO 79 YEARS.....	145
10 AND 11 YEARS.....	253	25 TO 29 YEARS.....	702	80 TO 84 YEARS.....	98
12 AND 13 YEARS.....	252	30 TO 34 YEARS.....	824	85 YEARS AND OVER.....	46
14 YEARS.....	114	35 TO 39 YEARS.....	632	PERSONS UNDER 18 YEARS.....	2432
15 YEARS.....	119	40 TO 44 YEARS.....	489	PERSONS 65 YEARS AND OVER.....	658
16 YEARS.....	110	45 TO 49 YEARS.....	379		

P12. PERSONS BY AGE, RACE AND SEX

(UNIVERSE: PERSONS)

	WHITE		BLACK		AMERICAN INDIAN, ESKIMO OR ALUT		ASIAN OR PACIFIC ISLANDER		OTHER RACE	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
TOTAL.....	3037	3145	28	25	20	23	60	63	590	554
UNDER 1 YEAR.....	52	56	0	0	0	0	1	1	7	10
1 AND 2 YEARS.....	137	125	2	2	0	1	3	4	29	22
3 AND 4 YEARS.....	132	114	1	1	0	2	3	2	19	25
5 YEARS.....	61	62	0	0	0	0	3	0	15	9
6 YEARS.....	56	79	0	1	1	1	2	0	12	8
7 TO 9 YEARS.....	174	170	1	1	0	1	1	4	40	43
10 AND 11 YEARS.....	104	90	1	0	1	1	1	3	26	26
12 AND 13 YEARS.....	105	88	4	2	0	0	3	1	19	28
14 YEARS.....	50	46	0	1	1	0	0	0	8	8
15 YEARS.....	37	63	0	0	0	0	0	1	9	9
16 YEARS.....	44	42	1	0	0	0	1	1	14	7
17 YEARS.....	40	24	1	1	0	1	1	1	8	12
18 YEARS.....	44	40	0	0	0	0	1	1	12	14
19 YEARS.....	33	40	1	0	0	1	1	0	12	11
20 YEARS.....	33	28	0	0	0	0	1	1	12	15
21 YEARS.....	42	31	0	0	1	1	1	0	13	8
22 TO 24 YEARS.....	105	113	0	0	0	1	2	0	44	27
25 TO 29 YEARS.....	264	286	2	3	3	6	6	6	71	55
30 TO 34 YEARS.....	335	350	5	3	2	2	0	3	62	54
35 TO 39 YEARS.....	273	264	0	3	1	3	0	5	40	35
40 TO 44 YEARS.....	220	203	4	1	1	1	4	8	25	22
45 TO 49 YEARS.....	163	158	2	2	2	3	4	1	21	23
50 TO 54 YEARS.....	114	101	1	0	0	1	2	3	14	19
55 TO 59 YEARS.....	109	113	1	0	1	4	3	5	24	26
60 AND 64 YEARS.....	30	47	0	0	0	0	3	3	4	10
65 TO 69 YEARS.....	45	50	1	0	1	0	2	1	6	4
70 TO 74 YEARS.....	75	103	0	0	2	2	0	4	11	2
75 TO 79 YEARS.....	66	83	0	0	1	1	1	3	4	11
80 TO 84 YEARS.....	49	84	0	0	1	0	2	0	4	5
85 YEARS AND OVER.....	29	55	0	0	1	0	1	1	3	8
	16	26	0	0	0	0	0	1	2	1

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990; SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: CONTRA COSTA

PLACE: Brentwood City

P15. HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS)

III FAMILY HOUSEHOLDS:	
HOUSEHOLDER	1963
SPOUSE	1647
CHILD:	
NATURAL-BORN OR ADOPTED	2400
STEPCHILD	100
GRANDCHILD	91
OTHER RELATIVES	242
NONRELATIVES	142
III NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	415
HOUSEHOLDER NOT LIVING ALONE	
ALONE	87
NONRELATIVES	137
III GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	17
OTHER PERSONS IN GROUP QUARTERS	32

P16. HOUSEHOLD SIZE AND HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

1 PERSON:	
MALE HOUSEHOLDER	147
FEMALE HOUSEHOLDER	268
2 OR MORE PERSONS:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	989
NO RELATED CHILDREN	662
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	55
NO RELATED CHILDREN	25
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	168
NO RELATED CHILDREN	67
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	61
FEMALE HOUSEHOLDER	30

P20. HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS WITH HOUSEHOLDER OF HISPANIC ORIGIN)

FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	307
NO RELATED CHILDREN	117
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	22
NO RELATED CHILDREN	10
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	51
NO RELATED CHILDREN	19
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	57
HOUSEHOLDER NOT LIVING ALONE	16

P19. AGE OF HOUSEHOLD MEMBERS BY HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE PERSONS UNDER 18 YEARS:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY	683
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	55
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	140
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	0
FEMALE HOUSEHOLDER	2
HOUSEHOLDS WITH NO PERSONS UNDER 18 YEARS:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY	642
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	25
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	17
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	189
FEMALE HOUSEHOLDER	302

P21. HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS UNDER 18 YEARS)

III HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	2
OWN CHILD:	
IN MARRIED-COUPLE FAMILY	1688
IN OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	80
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	278
OTHER RELATIVES	118
NONRELATIVES	51
III GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	0
OTHER PERSONS IN GROUP QUARTERS	4

P24/25. HOUSEHOLDS BY HOUSEHOLD SIZE/TYPE BY AGE OF MEMBERS
(UNIVERSE: HOUSEHOLDS)

	1-PERSON-HOLD	2-OR-MORE-PERSONS-HOLD	
HOUSEHOLDS WITH:			
1 OR MORE PERSONS 60 YEARS AND OVER	244	360	18
NO PERSONS 60 YEARS AND OVER	171	1955	79
1 OR MORE PERSONS 65 YEARS AND OVER	211	277	12
NO PERSONS 65 YEARS AND OVER	204	1686	85

P26. HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE NONRELATIVES	199
HOUSEHOLDS WITH NO NONRELATIVES	2278

STATE: CALIFORNIA COUNTRY: CONTRA COSTA

PLACE: Greenwood city

P10. RACE OF HOUSEHOLDER BY HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)	P10. (CONTINUED)	P22. RELATIONSHIP AND AGE (UNIVERSE: PERSONS UNDER 18)
WHITE:		
FAMILY HOUSEHOLDS:		IN HOUSEHOLDS:
MARRIED-COUPLE FAMILY:		HOUSEHOLDER OR SPOUSE
WITH RELATED CHILDREN	807	RELATED CHILD:
NO RELATED CHILDREN	588	OWN CHILD:
OTHER FAMILY:		UNDER 3 YEARS
MALE HOUSEHOLDER, NO WIFE		3 AND 4 YEARS
PRESENT:		5 YEARS
WITH RELATED CHILDREN	44	6 TO 11 YEARS
NO RELATED CHILDREN	19	12 AND 13 YEARS
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		14 YEARS
WITH RELATED CHILDREN	134	15 TO 17 YEARS
NO RELATED CHILDREN	50	OTHER RELATIVES:
NONFAMILY HOUSEHOLDS:		UNDER 3 YEARS
HOUSEHOLDER LIVING ALONE	374	3 AND 4 YEARS
HOUSEHOLDER NOT LIVING ALONE	81	5 YEARS
		6 TO 11 YEARS
		12 AND 13 YEARS
		14 YEARS
		15 TO 17 YEARS
		NONRELATIVES:
		UNDER 3 YEARS
		3 AND 4 YEARS
		5 YEARS
		6 TO 11 YEARS
		12 AND 13 YEARS
		14 YEARS
		15 TO 17 YEARS
		IN GROUP QUARTERS
		INSTITUTIONALIZED PERSONS:
		UNDER 3 YEARS
		3 AND 4 YEARS
		5 YEARS
		6 TO 11 YEARS
		12 AND 13 YEARS
		14 YEARS
		15 TO 17 YEARS
		OTHER PERSONS IN GROUP QUARTERS:
		UNDER 3 YEARS
		3 AND 4 YEARS
		5 YEARS
		6 TO 11 YEARS
		12 AND 13 YEARS
		14 YEARS
		15 TO 17 YEARS
BLACK:		
FAMILY HOUSEHOLDS:		
MARRIED-COUPLE FAMILY:		
WITH RELATED CHILDREN	5	
NO RELATED CHILDREN	1	
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE		
PRESENT:		
WITH RELATED CHILDREN	1	
NO RELATED CHILDREN	0	
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDREN	3	
NO RELATED CHILDREN	0	
NONFAMILY HOUSEHOLDS:		
HOUSEHOLDER LIVING ALONE	4	
HOUSEHOLDER NOT LIVING ALONE	0	
AMERICAN INDIAN, ESKIMO, OR ALUT:		
FAMILY HOUSEHOLDS:		
MARRIED-COUPLE FAMILY:		
WITH RELATED CHILDREN	4	
NO RELATED CHILDREN	7	
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE		
PRESENT:		
WITH RELATED CHILDREN	1	
NO RELATED CHILDREN	1	
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDREN		
NO RELATED CHILDREN		
NONFAMILY HOUSEHOLDS:		
HOUSEHOLDER LIVING ALONE		
HOUSEHOLDER NOT LIVING ALONE		

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990; SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: CONTRA COSTA

PLACE: Brentwood city

P22. HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS 65 YEARS AND OVER)

III FAMILY HOUSEHOLDS:	
HOUSEHOLDER	230
SPOUSE	146
OTHER RELATIVES	30
NONRELATIVES	2
III INSTANTLY HOUSEHOLDS:	
MALE HOUSEHOLDER	
LIVING ALONE	30
NOT LIVING ALONE	3
FEMALE HOUSEHOLDER:	
LIVING ALONE	170
NOT LIVING ALONE	4
NONRELATIVES	0
III GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	14
OTHER PERSONS IN GROUP QUARTERS	0

III/4. HOUSING UNITS BY URBAN AND RURAL
(UNIVERSE: HOUSING UNITS)

TOTAL	2628
URBAN:	
INSIDE UNINCORPORATED AREA	2628
INSIDE INCORPORATED AREA	0
RURAL	0
NOT REPORTED FOR THIS FILE	0

III. OCCUPANCY STATUS
(UNIVERSE: HOUSING UNITS)

OCCUPIED (HOUSEHOLDS)	2475
VACANT	153

III. VACANCY STATUS
(UNIVERSE: VACANT HOUSING UNITS)

FOR RENT	40
FOR SALE ONLY	40
RENTED OR SOLD, NOT OCCUPIED	30
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	3
FOR NEARBY WORKERS	0
OTHER VACANT	10

P27. HOUSEHOLD TYPE AND HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

FAMILY HOUSEHOLDS:	
2 PERSONS	614
3 PERSONS	451
4 PERSONS	500
5 PERSONS	220
6 PERSONS	108
7 OR MORE PERSONS	70
NONFAMILY HOUSEHOLDS:	
1 PERSON	410
2 PERSONS	70
3 PERSONS	12
4 PERSONS	5
5 PERSONS	2
6 PERSONS	0
7 OR MORE PERSONS	2

III/9. TENURE BY RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	
WHITE	1685
BLACK	1407
AMERICAN INDIAN, ESKIMO OR ALUT	0
ASIAN OR PACIFIC ISLANDER	15
OTHER RACE	30
RENTER OCCUPIED	
WHITE	132
BLACK	750
AMERICAN INDIAN, ESKIMO OR ALUT	600
ASIAN OR PACIFIC ISLANDER	6
OTHER RACE	161

III. BOARDED-UP STATUS
(UNIVERSE: VACANT HOUSING UNITS)

BOARDED UP	1
NOT BOARDED UP	152

III. USUAL HOME ELSEWHERE
(UNIVERSE: VACANT HOUSING UNITS)

VACANT, USUAL HOME ELSEWHERE	11
ALL OTHER VACANT	142

P28. GROUP QUARTERS
(UNIVERSE: PERSONS IN GROUP QUARTERS)

PERSONS IN GROUP QUARTERS	49
INSTITUTIONALIZED PERSONS:	
CORRECTIONAL INSTITUTIONS	0
NURSING HOMES	17
MENTAL (PSYCHIATRIC) HOSPITALS	0
JUVENILE INSTITUTIONS	0
OTHER INSTITUTIONS	0
OTHER PERSONS IN GROUP QUARTERS:	
COLLEGE DORMITORIES	0
MILITARY QUARTERS	0
EMERGENCY SHELTERS FOR HOMELESS	0
VISIBLE IN STREET LOCATIONS	32
OTHER NONINSTITUTIONAL GROUP QUARTERS	0

III. RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

WHITE	2104
BLACK	14
AMERICAN INDIAN, ESKIMO OR ALUT	21
ASIAN OR PACIFIC ISLANDER	41
OTHER RACE	280

III. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

RACE OF HISPANIC ORIGIN:	
WHITE	1705
BLACK	10
AMERICAN INDIAN, ESKIMO OR ALUT	18
ASIAN OR PACIFIC ISLANDER	33
OTHER RACE	20
HISPANIC ORIGIN:	
WHITE	321
BLACK	1
AMERICAN INDIAN, ESKIMO OR ALUT	3
ASIAN OR PACIFIC ISLANDER	6
OTHER RACE	264

STATE: CALIFORNIA COUNTY: CONTRA COSTA

PLACE: Brentwood city

III. TENURE BY RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS
WITH INDENTIFIED OR HISPANIC ORIGIN)

OWNER OCCUPIED:	
WHITE	125
BLACK	1
AMERICAN INDIAN, ESKIMO	
OR ALUT	1
ASIAN OR PACIFIC ISLANDER	3
OTHER RACE	122
RENTER OCCUPIED:	
WHITE	146
BLACK	0
AMERICAN INDIAN, ESKIMO OR	
ALUT	2
ASIAN OR PACIFIC ISLANDER	3
OTHER RACE	142

III.2. TENURE BY AGE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
15 TO 24 YEARS	37
25 TO 34 YEARS	293
35 TO 44 YEARS	430
45 TO 54 YEARS	260
55 TO 64 YEARS	220
65 TO 74 YEARS	180
75 YEARS AND OVER	120
RENTER OCCUPIED:	
15 TO 24 YEARS	66
25 TO 34 YEARS	267
35 TO 44 YEARS	180
45 TO 54 YEARS	93
55 TO 64 YEARS	58
65 TO 74 YEARS	64
75 YEARS AND OVER	65

III.3/14. ROOMS
(UNIVERSE: HOUSING UNITS)

TOTAL	13961
1 ROOM	44
2 ROOMS	119
3 ROOMS	263
4 ROOMS	406
5 ROOMS	566
6 ROOMS	577
7 ROOMS	392
8 ROOMS	180
9 OR MORE ROOMS	81

III.5. AGGREGATE ROOMS BY TENURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

TOTAL:	
OWNER OCCUPIED	8644
RENTER OCCUPIED	3225

III.6. AGGREGATE RENTS BY VACANCY STATUS
(UNIVERSE: VACANT HOUSING UNITS)

TOTAL:	
FOR RENT	210
FOR SALE ONLY	370
RENTED OR SOLD, BUT	
OCCUPIED	227
FOR SEASONAL, RECREATIONAL,	
OR OCCASIONAL USE	14
FOR HIGHWAY WORKERS	0
OTHER VACANT	81

III.7. PERSONS IN UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

1 PERSON	415
2 PERSONS	480
3 PERSONS	483
4 PERSONS	505
5 PERSONS	222
6 PERSONS	108
7 OR MORE PERSONS	73

III.7A. PERSONS PER OCCUPIED HOUSING UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

PERSONS PER OCCUPIED HOUSING UNIT	3.04
--------------------------------------	------

III.8. TENURE BY PERSONS IN UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1 PERSONS	241
2 PERSONS	328
3 PERSONS	322
4 PERSONS	339
5 PERSONS	144
6 PERSONS	67
7 OR MORE PERSONS	38
RENTER OCCUPIED:	
1 PERSON	174
2 PERSONS	152
3 PERSONS	141
4 PERSONS	170
5 PERSONS	78
6 PERSONS	41
7 OR MORE PERSONS	34

III.9/20. AGGREGATE PERSONS BY TENURE
(UNIVERSE: PERSONS IN OCCUPIED
HOUSING UNITS)

TOTAL	7614
OWNER OCCUPIED	8644
RENTER OCCUPIED	2473

III.1. PERSONS PER ROOM
(UNIVERSE: OCCUPIED HOUSING UNITS)

0.50 OR LESS	1321
0.51 TO 1.00	883
1.01 TO 1.50	122
1.51 TO 2.00	88
2.01 OR MORE	61

III.2. TENURE BY PERSONS PER ROOM
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
0.50 OR LESS	1037
0.51 TO 1.00	550
1.01 TO 1.50	51
1.51 TO 2.00	34
2.01 TO MORE	0
RENTER OCCUPIED:	
0.50 OR LESS	204
0.51 TO 1.00	335
1.01 TO 1.50	65
1.51 TO 2.00	54
2.01 OR MORE	52

III.1A. PERSONS PER OCCUPIED HOUSING UNIT
BY TENURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	2.89
RENTER OCCUPIED	3.13

STATE: CALIFORNIA COUNTY: CONTRA COSTA

PLACE: Brentwood city

1121. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)		1125. RACE OF HOUSEHOLDER (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)		1127. HISPANIC ORIGIN OF HOUSEHOLDER (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)	
LESS THAN \$10,000	4	WHITE	1242	NOT OF HISPANIC ORIGIN	1141
\$10,000 TO \$19,999	2	BLACK	7	HISPANIC ORIGIN	275
\$20,000 TO \$29,999	2	AMERICAN INDIAN, ESKIMO, OR ALUT	10		
\$30,000 TO \$39,999	1	ASIAN OR PACIFIC ISLANDER	32		
\$40,000 TO \$49,999	1	OTHER RACE	125		
\$50,000 TO \$59,999	1				
\$60,000 TO \$69,999	2				
\$70,000 TO \$79,999	10				
\$80,000 TO \$89,999	44				
\$90,000 TO \$99,999	151				
\$100,000 TO \$124,999	172				
\$125,000 TO \$149,999	206				
\$150,000 TO \$174,999	284				
\$175,000 TO \$199,999	276				
\$200,000 TO \$249,999	184				
\$250,000 TO \$299,999	40				
\$300,000 TO \$399,999	30				
\$400,000 TO \$499,999	0				
\$500,000 OR MORE	2				
TOTAL	1416				
1123A/B/C/D. VALUE (UNIVERSE: SPECIFIED OWNER- OCCUPIED HOUSING UNITS)		1126. AGGREGATE VALUE BY RACE OF HOUSEHOLDER (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)		1128. AGGREGATE VALUE BY HISPANIC ORIGIN OF HOUSEHOLDER (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)	
AGGREGATE VALUE	227231500	TOTAL:	203124000	TOTAL:	181066500
LOWER VALUE QUANTILE	112200	WHITE	1210000	NOT OF HISP. ORIGIN	38165000
MIDDLE VALUE QUANTILE	101100	BLACK	1072500	HISPANIC ORIGIN	38165000
MEDIAN VALUE	158500	AMERICAN INDIAN, ESKIMO, OR ALUT	5222500		
		ASIAN OR PACIFIC ISLANDER	15702500		
		OTHER RACE			
1124. VACANCY STATUS (UNIVERSE: VACANT HOUSING UNITS)		1129. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)		1129. AGGREGATE VALUE BY UNITS IN STRUCTURE (UNIVERSE: OWNER-OCCUPIED HOUSING UNITS)	
SPECIFIED VACANT FOR RENT	40	WITH CASH RENT	751	TOTAL:	235689000
SPECIFIED VACANT FOR SALE	40	LESS THAN \$100	10	1. DETACHED	11030000
ONLY	40	\$100 TO \$149	20	1. ATTACHED	0
ALL OTHER VACANTS	67	\$150 TO \$199	64	2	1036500
		\$200 TO \$249	46	3. OR MORE	
		\$250 TO \$299	44	MOBILE HOME OR TRAILER	7357000
		\$300 TO \$349	41	OTHER	1180000
		\$350 TO \$399	38		
		\$400 TO \$449	30		
		\$450 TO \$499	34		
		\$500 TO \$549	68		
		\$550 TO \$599	69		
		\$600 TO \$649	62		
		\$650 TO \$699	47		
		\$700 TO \$749	34		
		\$750 TO \$999	123		
		\$1,000 OR MORE	5		
		NO CASH RENT	22		
1125. AGGREGATE PRICE ASKED (UNIVERSE: SPECIFIED VACANT-FOR-SALE HOUSING UNITS)		1129A/B/C/D. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)		1134. RACE OF HOUSEHOLDER (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)	
TOTAL	8025000	AGGREGATE RENT	300782	WHITE	500
		LOWER CONT. RENT QUANTILE	203	BLACK	6
		UPPER CONT. RENT QUANTILE	673	AMERICAN INDIAN, ESKIMO, OR ALUT	6
		MEDIAN CONTRACT RENT	524	ASIAN OR PACIFIC ISLANDER	6
				OTHER RACE	153
1126. AGGREGATE RENT ASKED (UNIVERSE: SPECIFIED VACANT-FOR-RENT HOUSING UNITS)		1135. AGGREGATE CONTRACT RENT BY RACE OF HOUSEHOLDER (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)			
TOTAL	25840	TOTAL:	303135		
		WHITE	2250		
		BLACK	3076		
		AMERICAN INDIAN, ESKIMO OR ALUT	3000		
		ASIAN OR PACIFIC ISLANDER	69321		
		OTHER RACE			

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA COUNTY: CONTRA COSTA

PLACE: Brentwood city

111/42. UNITS IN STRUCTURE

(UNIVERSE: HOUSING UNITS)

	TOTAL	OCCUPIED	PERSONS PER HOUSEHOLD	VACANT
1. DETACHED	1024	1710	3.26	107
2. ATTACHED	202	102	3.28	10
3	51	40	3.04	3
3 OR 4	89	65	3.12	4
5 TO 9	53	40	2.71	4
10 TO 19	45	43	2.83	2
20 TO 49	40	37	2.35	3
50 OR MORE	79	74	1.74	5
MOBILE HOME OR TRAILER	231	216	1.60	15
OTHER	12	12	2.83	0

115. HISPANIC ORIGIN OF HOUSEHOLDER

(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS PAYING CASH RENT)

NOT OF HISPANIC ORIGIN	474
HISPANIC ORIGIN	277

117. AGGREGATE CONTRACT RENT BY HISPANIC
ORIGIN OF HOUSEHOLDER

(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS PAYING CASH RENT)

TOTAL:	
NOT OF HISP. ORIGIN	250920
HISPANIC ORIGIN	121872

119. AGE OF HOUSEHOLDER BY MEALS INCLUDED
IN RENT

(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS)

UNDER 65 YEARS:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	3
NO MEALS INCLUDED IN RENT	679
NO CASH RENT	16
65 YEARS AND OVER:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	0
NO MEALS INCLUDED IN RENT	123
NO CASH RENT	6

114. TENURE BY UNITS IN STRUCTURE

(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:

1. DETACHED	1352
1. ATTACHED	112
2	0
3 OR 4	5
5 TO 9	7
10 TO 19	1
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	100
OTHER	9

RENTER OCCUPIED:

1. DETACHED	387
1. ATTACHED	80
2	48
3 OR 4	80
5 TO 9	42
10 TO 19	42
20 TO 49	37
50 OR MORE	74
MOBILE HOME OR TRAILER	17
OTHER	3

110. VACANCY STATUS BY DURATION OF
VACANCY

(UNIVERSE: VACANT HOUSING UNITS)

FOR RENT:

LESS THAN 2 MONTHS	20
2 UP TO 6 MONTHS	24
6 OR MORE MONTHS	4

FOR SALE ONLY:

LESS THAN 2 MONTHS	7
2 UP TO 6 MONTHS	36
6 OR MORE MONTHS	5

ALL OTHER VACANTS:

LESS THAN 2 MONTHS	31
2 UP TO 6 MONTHS	14
6 OR MORE MONTHS	12

114. AGGREGATE PERSONS BY TENURE BY
UNITS IN STRUCTURE

(UNIVERSE: PERSONS IN OCCUPIED
HOUSING UNITS)

OWNER OCCUPIED:

1. DETACHED	4274
1. ATTACHED	384
2	0
3 OR 4	25
5 TO 9	11
10 TO 19	1
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	338
OTHER	28

RENTER OCCUPIED:

1. DETACHED	1324
1. ATTACHED	261
2	146
3 OR 4	240
5 TO 9	122
10 TO 19	125
20 TO 49	87
50 OR MORE	129
MOBILE HOME OR TRAILER	27
OTHER	6

Appendix F

LOW INCOME CONCENTRATION STUDY

Low Income Concentration Study

Prepared for

The City of Brentwood

October 4, 1996

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1. SUMMARY

The Low Income Concentration Study, commissioned by the City of Brentwood, addresses whether there is or will be an overconcentration of lower income households in neighborhoods located in the City of Brentwood. This determination is undertaken in the context of criteria specified in the State Government Code Section 65589.5 which states that a jurisdiction cannot "disapprove a housing development project affordable to low- and moderate-income households or condition approval in a manner which renders the project infeasible for development for the use of low- and moderate-income households unless it finds, based on substantial evidence," that one of six criteria specified in the Code is met. One of these criteria is whether the approval of the project would increase the concentration of lower income households in a neighborhood that already contains a disproportionate number of such households.

METHODOLOGY AND INFORMATION SOURCES

The study relies primarily on 1989 income information compiled by the U.S. Census for neighborhood statistical areas, call "block groups". Projections of household income for statistical areas within the City's planning area, prepared as part of continuing planning undertaken by the Association of Bay Area Governments and the Contra Costa Transportation Authority, also have been obtained and analyzed to determine how anticipated trends in income groups may affect these concentrations, assuming no specific actions are taken by the City.

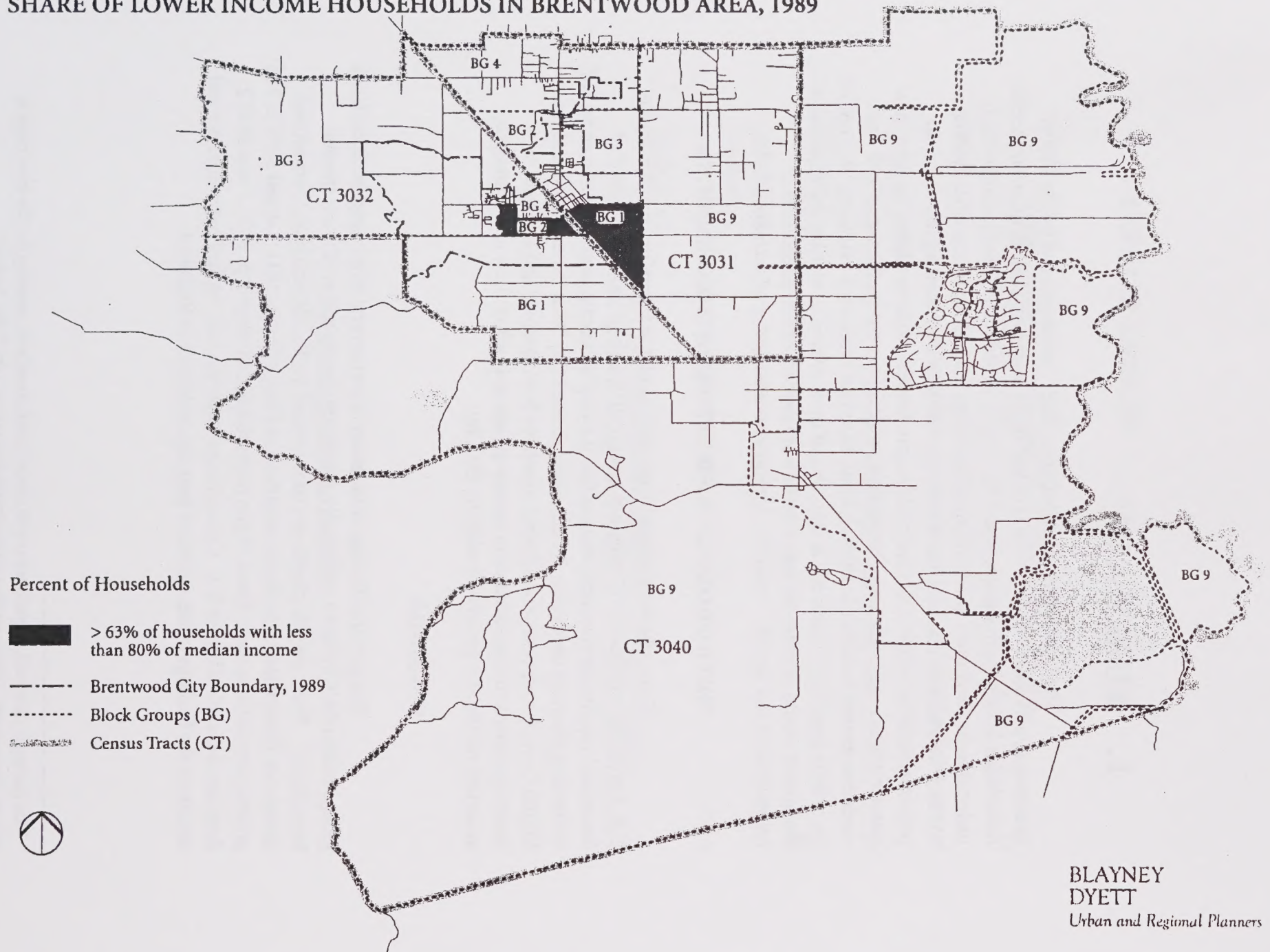
FINDINGS

The principal finding of the study is that several of the neighborhood block groups within the City had a statistically significant concentration of lower income households¹. These neighborhoods are concentrated within the residential area around downtown Brentwood, specifically neighborhood block groups 3031.1-4 and 3032.2. The greatest concentrations are found within neighborhood block groups 3031.1 and 3032.2; these are depicted in Figure S-1. Colored maps showing tests applied in the analysis and details on the findings of the statistical tests conducted are in Section 4.

¹ This finding is statistically significant at a 95 percent confidence level, meaning that the error range is only +/- five percent. Details on the statistical methodology used are in the Appendix.

Figure S-1

NEIGHBORHOOD BLOCK GROUPS WITH HIGHEST DISPROPORTIONATE SHARE OF LOWER INCOME HOUSEHOLDS IN BRENTWOOD AREA, 1989



Household incomes within Brentwood are forecast to increase significantly over the next 20 years, although not as rapidly as in Contra Costa County as a whole. The city's increase is relatively slow despite the fact that the majority of unbuilt housing units with development entitlements in the City are for single family housing.

CONCLUSIONS AND IMPLICATIONS

This analysis suggests that the City should consider emphasizing market rate housing development within those neighborhoods that contain disproportionate concentrations of lower income households and identifying additional housing sites for low/moderate income housing in other areas of the City where such housing would be appropriate, considering the availability of public services and facilities and land use compatibility. Currently, five of the 11 housing sites identified in the Housing Element as potential locations for low and moderate income housing are located in neighborhoods without concentrations of lower income households.

2. BACKGROUND

REASON FOR STUDY

The City of Brentwood is one of the fastest growing cities in Contra Costa County – and the state – in large part because eastern Contra Costa County is one of the Bay Area's main locations for affordable housing. The developers of both market-rate and subsidized housing have found the lower land costs in Brentwood attractive, and the City has consequently seen growth in both types of housing.

This past year, the City turned down the Marsh Creek Apartments, a proposed subsidized housing project in the northern part of Brentwood. The developer sued, arguing that the City's action violated State law. The City reconsidered the issues and ultimately approved the Marsh Creek Apartments project; however, the City chose at that point to undertake a more detailed analysis of the issue of concentration of lower income households in individual neighborhoods. This report represents the results of that analysis.

Government Code Section 65589.5 states that a jurisdiction cannot “disapprove a housing development project affordable to low- and moderate-income households or condition approval in a manner which renders the project infeasible for development for the use of low- and moderate-income households unless it finds, based on substantial evidence,” that one of six criteria is met. The City argued that indeed one of those criteria was met, specifically the fourth criteria which states:

Approval of the development project would increase the concentration of lower income households in a neighborhood that already has a disproportionately high number of lower income households. . .

“Lower income households” in this context is defined as those households with incomes 80 percent or less than the median income for Contra Costa County. In 1996, the State Department of Housing and Community Development established an annual income limit for the County of \$41,600 for a family of four to qualify as a lower income household. (Separate limits are set for different family sizes.) In 1989, the corresponding limit was an annual income of \$33,900 for the same family size.

The basic research question is whether this criterion is met. To answer this general question, we addressed two specific questions:

- Does the neighborhood in which the project would be developed have a disproportionately high number of lower income households?
- Would the proposed project increase that concentration?

No legal definition of a “disproportionately high number of lower income households” exists. It is possible to set a standard proportion, such as 50 percent, that would classify a neighborhood’s concentration of lower income households as disproportionate. However, the term “disproportionate” is relative, implying a concentration of lower income households different than the proportion of such households in a wider area. Because there will naturally be some variation between the concentration in a neighborhood and concentration in the wider area, for the purposes of this analysis, a neighborhood with a “disproportionate” concentration of lower income households was defined as one where the difference between the proportion of lower income households in the neighborhood and in the wider area to which it is being compared is statistically significant. (See Appendix A for a complete discussion of statistical significance).

The Marsh Creek Apartments site is adjacent to one of the 11 sites identified in the Housing Element of the General Plan as a potential site for low/moderate income housing in Brentwood. The General Plan Housing Sites are shown in Figure 1. Four of these sites, in addition to the Marsh Creek Apartments site, are located within one U.S. Census block group: 3031.2. These neighborhood block groups are the smallest statistical unit for which median income data is available. Figure 2 shows the distribution of neighborhood block groups within the City and its planning area, and the numbers assigned to each neighborhood block group for easy reference.

This study assesses whether the concentration of lower income households within neighborhood block groups in the City and surrounding area, especially those neighborhood block groups in Census Tract 3031 east of the railroad tracks, is significantly larger than would be expected if households were randomly distributed throughout the 10 block groups within the City’s planning area. It also looks at forecast changes in the concentration of lower-income households for that neighborhood, the City and the county.

Figure 1

LOW/MODERATE INCOME HOUSING SITES IN BRENTWOOD AREA

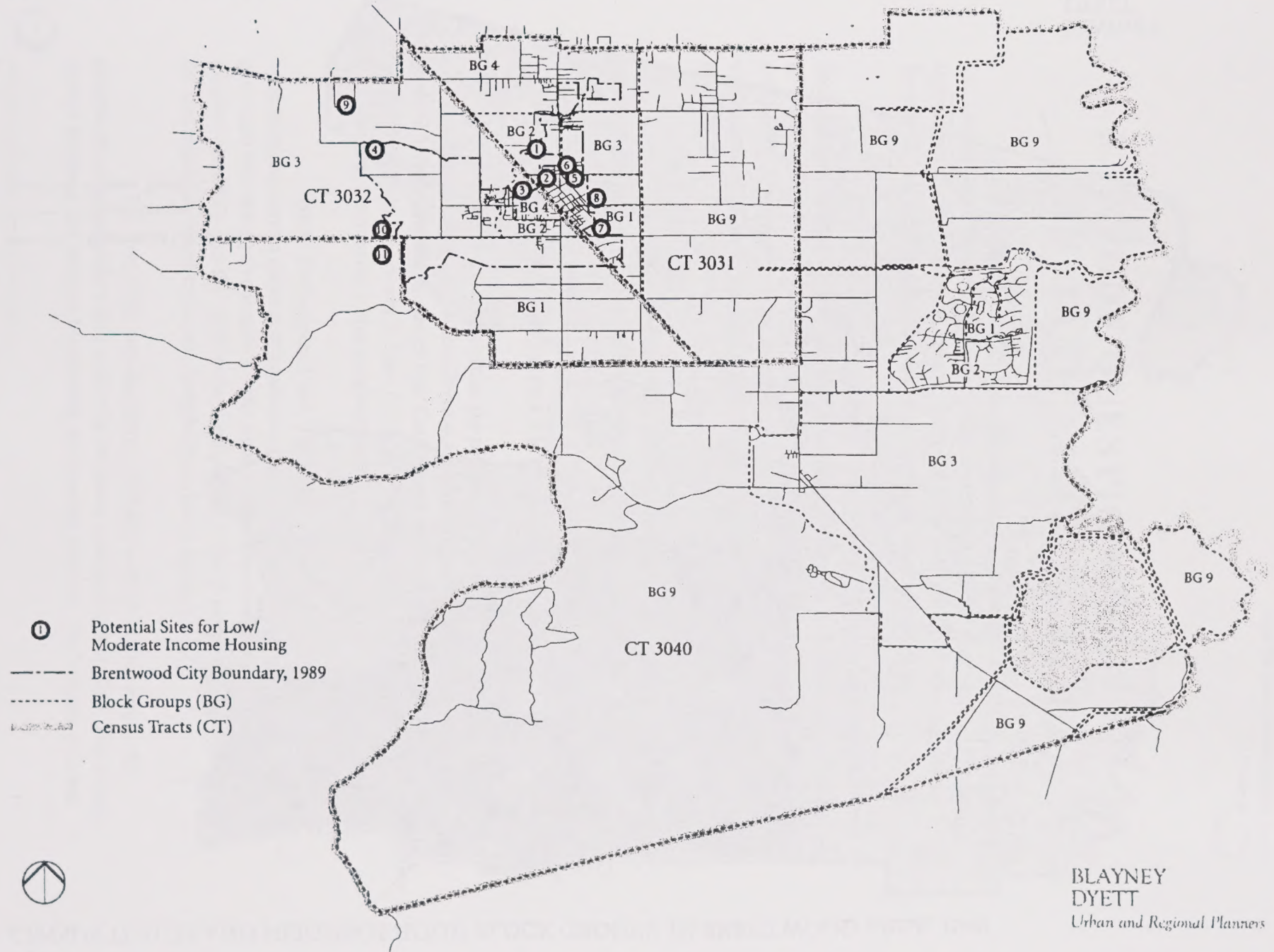
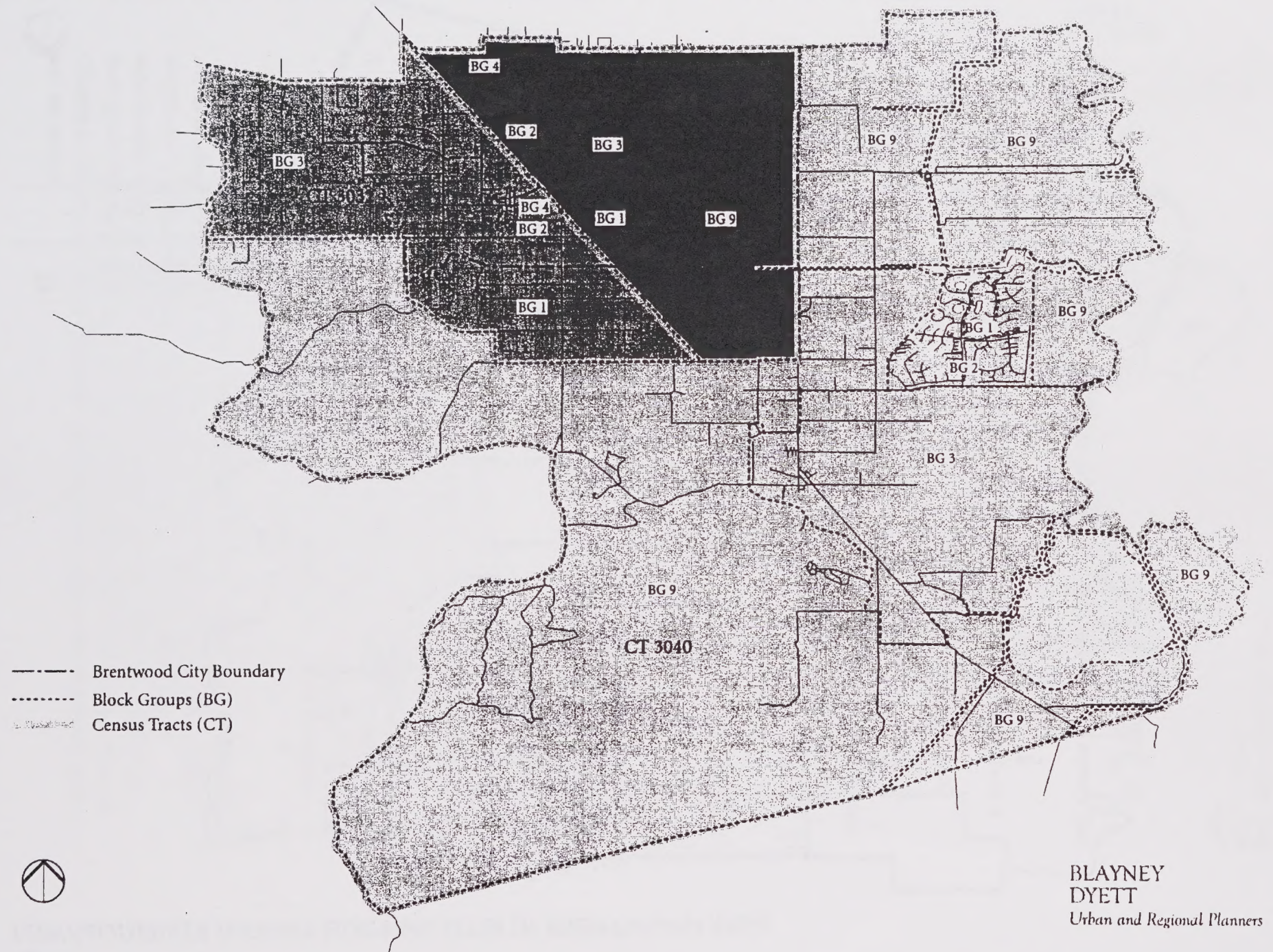


Figure 2

CENSUS TRACTS AND NEIGHBORHOOD BLOCK GROUPS IN BRENTWOOD AREA, 1989



3. STUDY QUESTIONS AND ANALYTICAL APPROACH

This study frames several specific questions, stated as research hypotheses, and then analyzes available statistical data to determine whether they confirm our study hypotheses. In the following sections, we first present the specific question or research hypothesis and then describe the analytical approach taken to answer it.

The scope of work called for three tests: 1) comparison of existing households with existing entitlements for unbuilt dwelling units, 2) existing concentration of lower income households in the different neighborhoods of the city, and 3) the availability of alternative sites outside of neighborhoods with disproportionate concentrations of lower income households that can be feasibly developed for such households.

This study reframed these three tests to fit available data and State criteria for review of low- and moderate-income housing projects established in the Government Code.

DISPROPORTIONATE CONCENTRATION

The first test is whether the percentage of lower-income households in the various neighborhood areas within Brentwood is disproportionately large when compared to other neighborhoods, the larger East County area and the county as a whole. This test speaks directly to the criteria in State law which focuses on the **existing** concentration of lower income households within neighborhoods.

Study Techniques Used. To answer the question of whether some neighborhoods have a disproportionate concentration of lower income households, we have used two descriptive statistics – the share of lower-income households and the location quotient – and the “difference in proportions” test to assess the significance of the concentration of lower-income households in block group 3031.2².

The first of the two descriptive statistics used illustrates simply the percentage of households within each neighborhood statistical unit studied. The second further sharpens this analysis by showing the location quotient. The location quotient

² Appendix A describes these statistical techniques in greater detail.

(LQ) shows the relative concentration of lower-income households as the ratio between the share for the neighborhood and the average share for all neighborhoods.

The “difference in proportions” test assesses the statistical significance of the differences among the neighborhoods. This inferential statistical technique evaluates whether the difference in the share of lower income households between each neighborhood and all neighborhoods is greater than would be expected if such households were distributed through the community in a “normal” distribution. We have designed the test to achieve a 95 percent confidence level or certainty in the results. (Appendix A contains a detailed explanation of this technique and the underlying statistical concepts and procedures.)

Study Neighborhoods. The criteria in State law focus on “neighborhoods”. This study looks at neighborhood block groups defined in the 1990 U.S. Census. These block groups are the smallest area for which household income data is available for both the City and the surrounding East County and all county areas. The neighborhood block groups in and around Brentwood are shown in Figure 2.

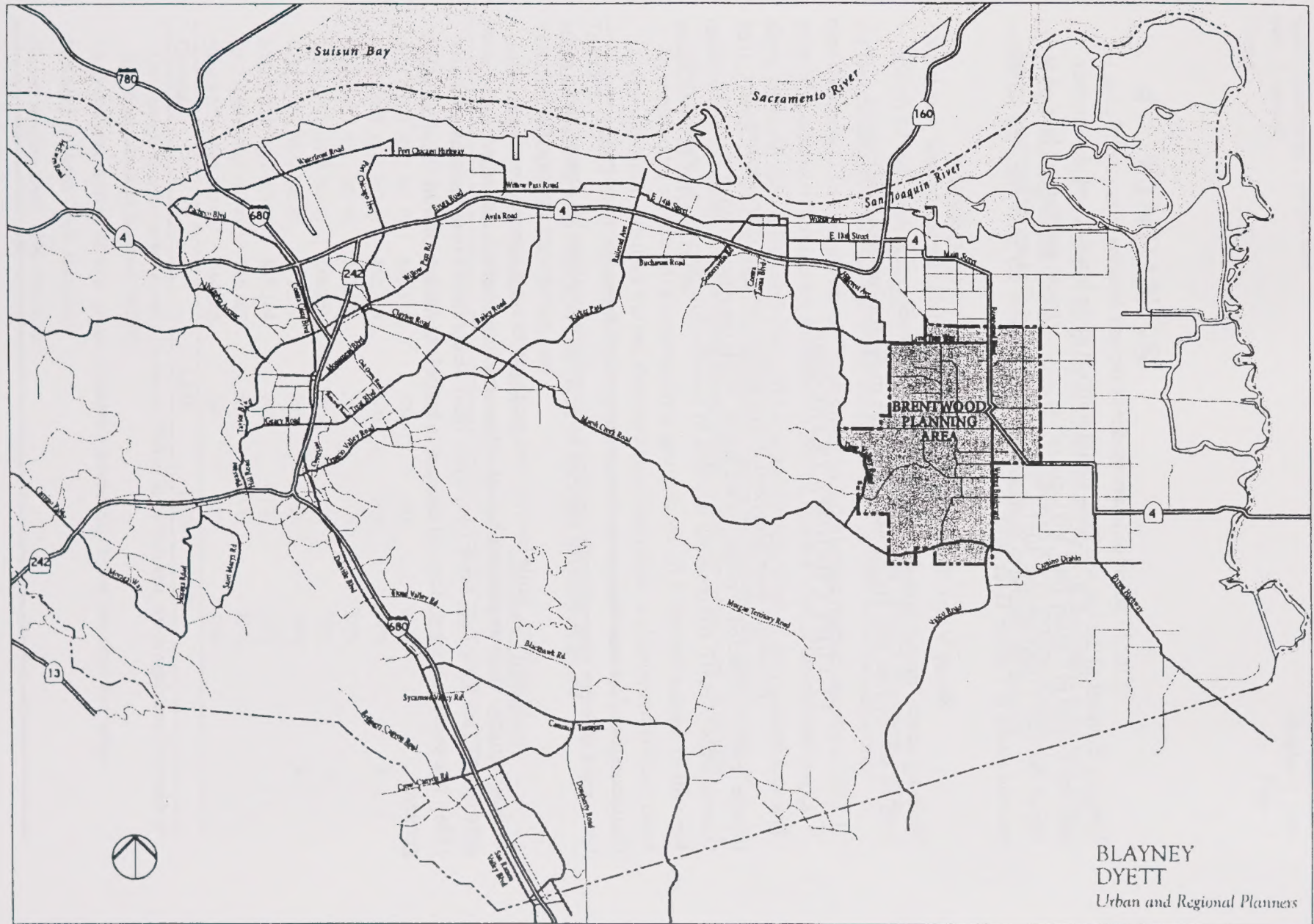
The U.S. Census provides information on households by income category, generally in \$2,500 increments (such as between \$17,500 and \$19,999) for each of the neighborhood block groups. The Census does not provide income information for groups of smaller increments³. Knowing the County’s median income, these categories can be used to divide households into the lower income and other income categories.

The City’s planning area contains all or part of 10 neighborhood block groups, which are illustrated in Figure 2. While there are actually 13 block groups in the census tracts containing the Brentwood Planning Area, three of those block groups contain Discovery Bay, which is not considered part of the planning area. The study looked at three levels – “greater Brentwood” (the 10 block groups), east Contra Costa County, and all of Contra Costa County. Figure 3 illustrates the relationship between the City, its planning area, and eastern Contra Costa County.

³ While more recent information on lower income households is available from the Union Elementary School District, this information is based on voluntary responses to questionnaires developed for enrollment in the “free and reduced meal program” and uses a low income household criteria that differs from the State criteria that is the focus of this study. Consequently, this information was not used in the study.

Figure 3

BRENTWOOD PLANNING AREA AND EAST CONTRA COSTA COUNTY



Of the 11 potential lower/moderate income housing sites identified in the Housing Element of the General Plan, six (in addition to the Marsh Creek Apartments site) are located in Census Tract 3031 east of the railroad tracks and four are located in one of the tract's block groups, 3031.2. The remaining five sites are located west of the railroad tracks in Census Tract 3032.

Study Years. The U.S. Census data is available for the income year 1989. While the school district household income data were developed in August 1995 for the 1995-96 school year, they are not useable for this study (see Footnote 3 on Page 9).

FUTURE CHANGES IN INCOME

The second issue addressed in this study is how the concentration of income levels is expected to change in the future. While the Association of Bay Area Governments (ABAG) has prepared forecasts of household income by income category, forecasts of median income at the block group level necessary to estimate proportions of lower income households in individual neighborhoods are not available. Consequently, the discussion of forecast changes in income focuses on information at the Census Tract level, since no more geographically detailed information is available for future years.

In addition, while housing unit entitlements are discussed, consistent with the State criteria which emphasizes household income instead of housing unit affordability (see letter from Mark Lovington, HCD Senior Staff Counsel, January 26, 1996), this study focuses on forecast changes in household income because these are most germane.

4. FINDINGS

This section of the study presents the findings of the analysis, related first to the tests focusing on the disproportional distribution of lower income households within the City and, then, the analysis of forecast changes in household income.

DISPROPORTIONALITY

Median income. Of the 10 block groups in the "greater Brentwood" area, the four neighborhoods with the lowest median income in 1989 were located around or near downtown. The neighborhood block group with the lowest median income is 3031.1, situated southeast of downtown, followed by 3032.2, located west of the railroad tracks along the north side of Balfour Road, 3031.4 at the northern edge of the planning area and 3031.2, which is north and west of downtown. Figure 4 illustrates the distribution of median income among neighborhood block groups within the larger area. Relevant statistics are in Table 1, below.

TABLE 1

MEDIAN INCOME AND PERCENTAGE OF LOW INCOME HOUSEHOLDS BY NEIGHBORHOOD BLOCK GROUP, 1989

Neighborhood Block Group (Map Ref.)	Median Income	Number Of Households	Low Income Households ¹		
			Number	Percent Of Total	Concentrated ²
3031.1 (CT 3031 BG 1)	\$16,554	232	181	78%	■
3031.2 ³ (CT 3031 BG 2)	\$28,828	311	163	52%	■
3031.3 (CT 3031 BG 3)	\$38,125	427	197	46%	
3031.4 (CT 3031 BG 4)	\$32,813	449	242	54%	■
3031.9 (CT 3031 BG 9)	\$47,426	344	104	30%	
3032.1 (CT 3032 BG 1)	\$48,958	289	110	38%	
3032.2 (CT 3032 BG 2)	\$22,216	383	264	69%	■
3032.3 (CT 3032 BG 3)	\$57,104	747	122	16%	
3032.4 (CT 3032 BG 4)	\$46,587	559	148	26%	
3040.9 (CT 3040 BG 9)	\$44,583	307	127	41%	
Citywide		4,048	1,658	41%	

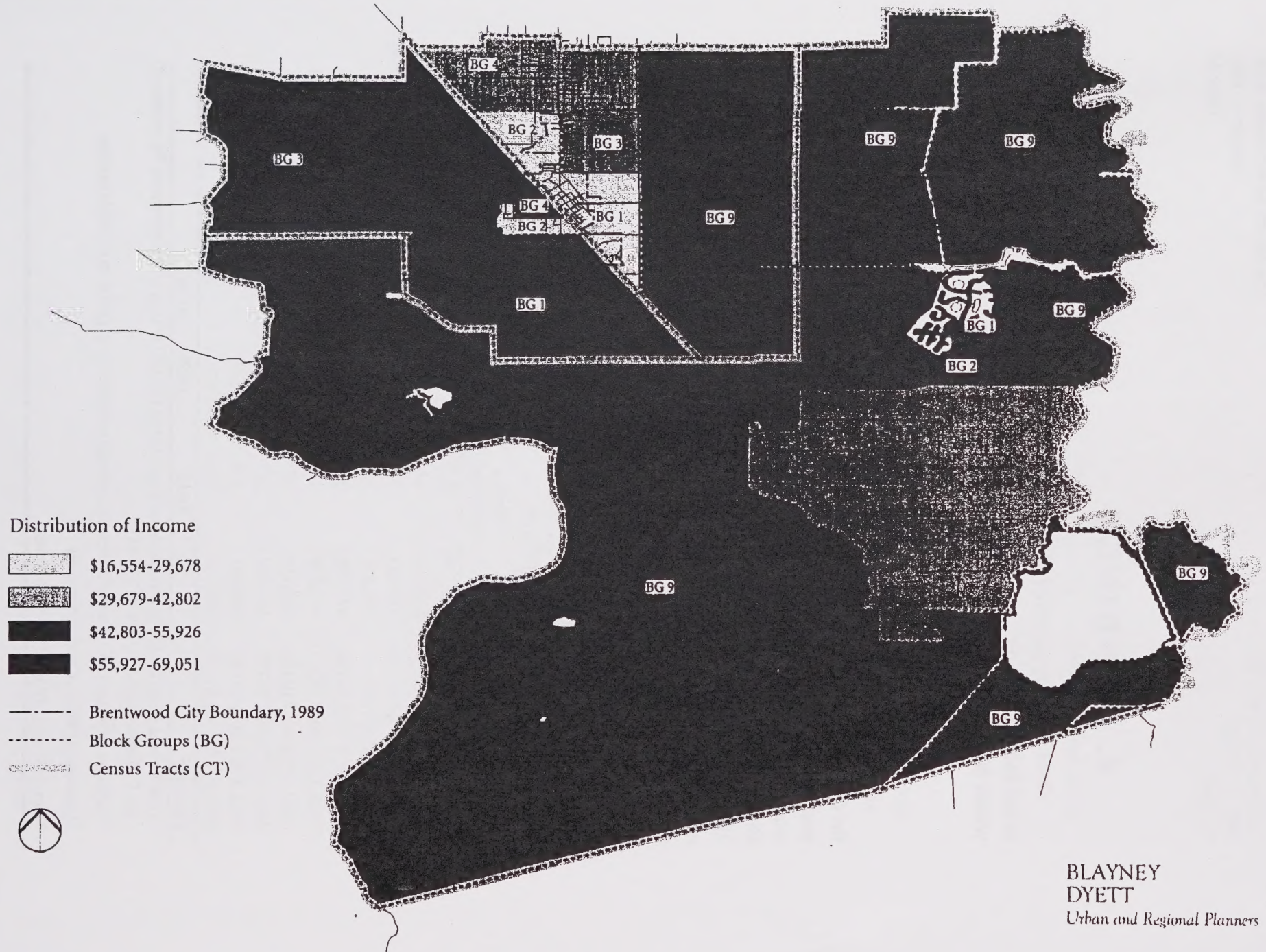
¹ Low income households had a yearly income in 1989 of \$36,070 or less, which represents 80 percent of the County's median income of \$45,087.

² Indicates concentration of lower income households substantially higher than citywide average

³ Location of Marsh Creek Apartments

Source: Blayney Dyett, 1990 US Census

Figure 4
 MEDIAN INCOME IN BRENTWOOD AREA, 1989



Proportion of Lower Income Households. Figure 5 illustrates the proportion of households within each neighborhood block group that were lower income in 1989. The greatest concentrations of lower income households (more than two-thirds) are in the neighborhoods south of downtown, Neighborhood Block Groups 3031.1 and 3032.2. Two of the other neighborhoods (Neighborhood Block Groups 3031.2 and 3031.4) also had concentrations of lower income households that exceeded 50 percent. The lowest concentrations of lower income households are further to the west and east of the central parts of the city.

Concentration Analysis—The “Location Quotient”. As in the two preceding measures, the analysis of income concentration using “location quotients” shows the same distribution of households in terms of their relative concentration. The location quotients in the city are mapped in Figure 6. The greatest relative concentrations are in the same neighborhoods—Neighborhood Block Groups 3031.1 and 3032.2—with other significant concentrations in Neighborhood Block Groups 3031.2 and 3031.4.

This relationship remains consistent at all three levels of analysis: the Brentwood Planning Area, East County and all Contra Costa County. The location quotients for block groups are almost identical for both the greater Brentwood and East County; they are higher when compared to county average, reflecting the generally lower median income in East County and Brentwood. The location quotients are shown in Table 2.

TABLE 2**RELATIVE CONCENTRATION OF LOW INCOME HOUSEHOLDS BY NEIGHBORHOOD
BLOCK GROUP WITHIN BRENTWOOD PLANNING AREA, 1989****For Brentwood Planning Area, East County And Contra Costa County**

Neighborhood Block Group (Map Ref.)	<u>Relative Concentration Index (Expressed As Location Quotient)¹</u>		
	Brentwood	East County	Contra Costa County
3031.1 (CT 3031 BG 1)	1.90	1.90	2.11
3031.2 ² (CT 3031 BG 2)	1.28	1.28	1.42
3031.3 (CT 3031 BG 3)	1.13	1.12	1.25
3031.4 (CT 3031 BG 4)	1.32	1.31	1.46
3031.9 (CT 3031 BG 9)	0.74	0.74	0.82
3032.1 (CT 3032 BG 1)	0.93	0.93	1.03
3032.2 (CT 3032 BG 2)	1.68	1.68	1.86
3032.3 (CT 3032 BG 3)	0.40	0.40	0.44
3032.4 (CT 3032 BG 4)	0.65	0.65	0.72
3040.9 (CT 3040 BG 9)	1.01	1.01	1.12

¹ The location quotient is the ratio of the proportion of low income households within the neighborhood block group to the proportion of low income households in the Planning Area, East County, or County. A location quotient of 1.00 indicates an equal concentration of low income households in the neighborhood block group and in the wider area. The higher the value of the location quotient, the greater the relative concentration of lower income households.

² Location of Marsh Creek Apartments

Source: Blayney Dyett, 1990 US Census

Figure 5

HOUSEHOLDS WITH LESS THAN 80% OF MEDIAN INCOME IN BRENTWOOD AREA, 1989

Percent of Households



< 33%



33-48%



48-63%



> 63%



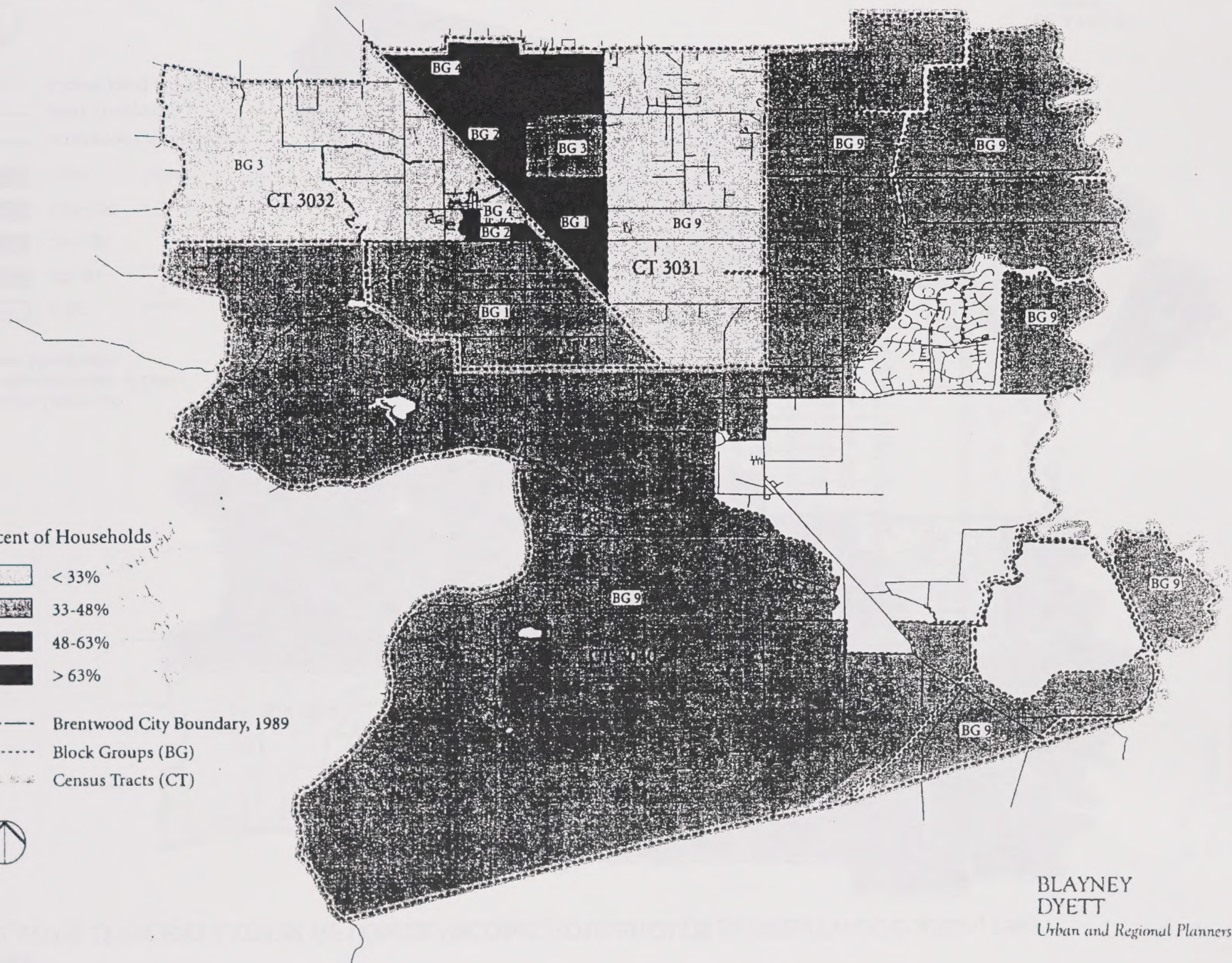
Brentwood City Boundary, 1989



Block Groups (BG)



Census Tracts (CT)

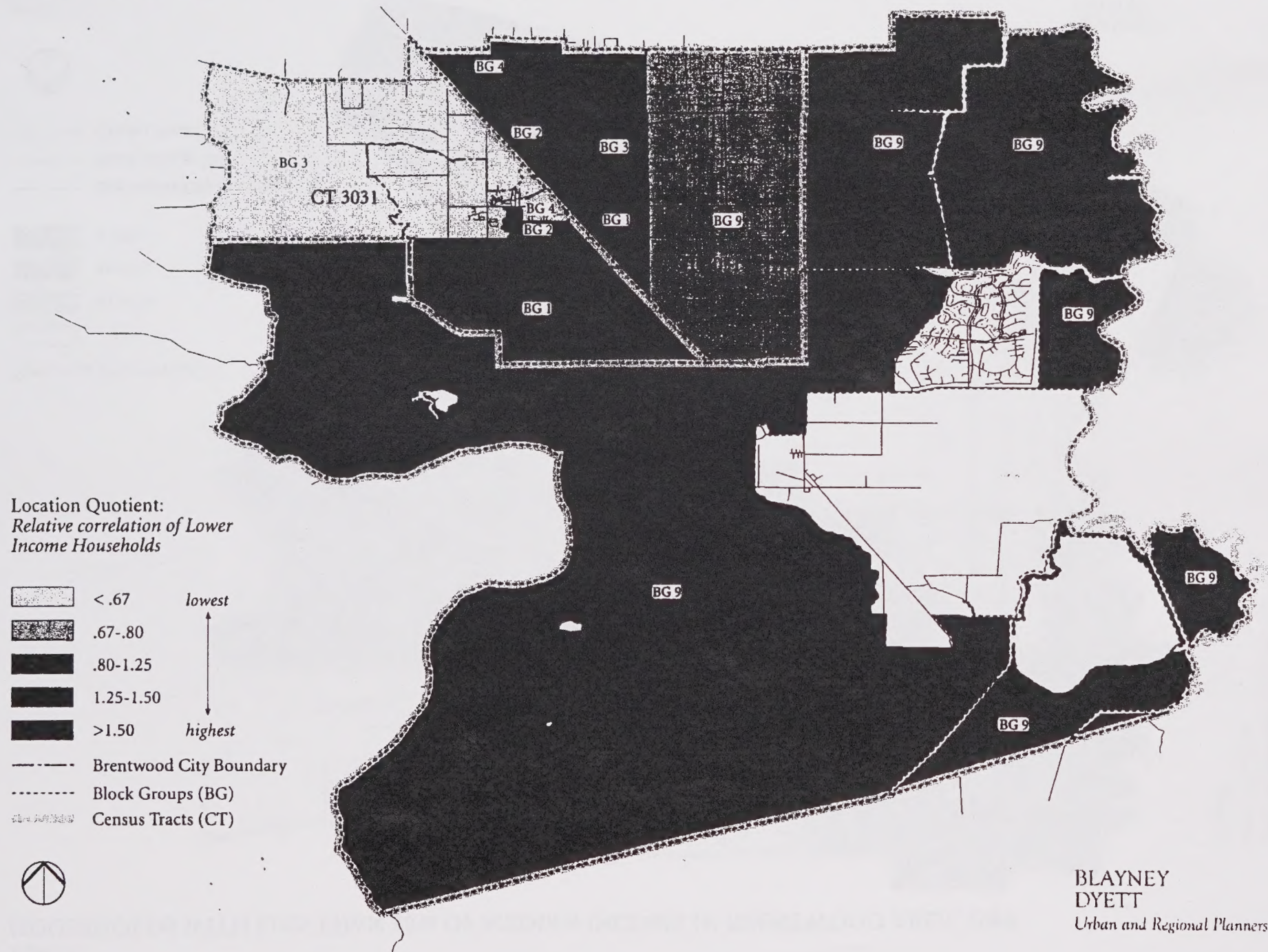


BLAYNEY
DYETT

Urban and Regional Planners

Figure 6

RELATIVE CONCENTRATION OF LOWER INCOME HOUSEHOLDS IN BRENTWOOD AREA, 1989



Difference of proportions. The difference of proportions test found statistically significant concentrations of lower income households in several of the neighborhood block groups in the City; these are specifically noted in the last column in Table 3. This observation holds true at all three levels of analysis: greater Brentwood, East County and Contra Costa County.

A statistically significant difference of concentration is found when the significance level is greater than 1.96 or less than -1.96, at a 95 percent confidence level. As significance level increases, the likelihood that differences in the proportion of lower income households can be attributed to statistically significant differences between the composition of the neighborhood and the composition of the wider area also increases. Table 3 shows that Neighborhood Block Group 3031.2 was found to have significance levels greater than 4.00 for all three levels, indicating a statistically significant difference in the concentration of lower income households in the neighborhood block group. Other neighborhood block groups with positive significance levels over 1.96, indicating disproportionate concentrations of lower income households, include 3031.1, 3031.3, 3031.4, and 3032.2.

Neighborhood block groups showing a negative significance level below -1.96 have a statistically significant lower concentration of lower income households than that found in the area as a whole. These block groups include 3031.9, 3032.3, and 3032.4. Overall, eight of the 10 neighborhood block groups in the Brentwood Planning Area have statistically significant differences in the concentration of lower income households, indicating a substantial degree of variation in the current composition of Brentwood's neighborhoods.

TABLE 3
DIFFERENCE OF PROPORTIONS IN LOW INCOME HOUSEHOLDS, 1989
Neighborhood Block Groups Compared To Brentwood Planning Area, East County, And Contra Costa County

Neighborhood Block Group (Map Ref.)	Low Income Household Share	Significance Level ¹			Statistically Significant Difference ²
		Brentwood	East County	Contra Costa	
Population Proportion		0.41	0.41	0.37	
3031.1 (CT 3031 BG 1)	0.78	11.48	11.45	12.94	■
3031.2 ³ (CT 3031 BG 2)	0.52	4.11	4.08	5.63	■
3031.3 (CT 3031 BG 3)	0.46	2.17	2.14	3.91	■
3031.4 (CT 3031 BG 4)	0.54	5.57	5.54	7.42	■
3031.9 (CT 3031 BG 9)	0.30	-4.05	-4.07	-2.60	■
3032.1 (CT 3032 BG 1)	0.38	-1.00	-1.03	0.37	
3032.2 (CT 3032 BG 2)	0.69	11.13	11.10	12.94	■
3032.3 (CT 3032 BG 3)	0.16	-13.69	-13.73	-11.70	■
3032.4 (CT 3032 BG 4)	0.26	-6.96	-7.00	-5.15	■
3040.9 (CT 3040 BG 9)	0.41	0.15	0.12	1.59	

¹ The significance level is the number of standard deviations between the proportion of low income households in the population (i.e., the Planning Area, East County or County) and the proportion of low income households in the neighborhood block group. The higher the significance level, the more likely the chance of a statistically significant difference between the share of lower income households in the neighborhood block group and the share of such households in the wider area. Negative significance levels indicate a neighborhood block group concentration that is lower than that in the wider area.

² The significance level is statistically significant at a 95% confidence level if it is greater than 1.96 or less than -1.96.

³ Location of Marsh Creek Apartments

Source: Blayne Dyett, 1990 US Census

FORECAST CHANGES TO HOUSEHOLD INCOME

The Association of Bay Area Governments (ABAG) forecasts future income for both cities and census tracts. The city and county forecasts are published in their periodic *Projections* series. Census tract projections are not published but are available from ABAG by request. Table 4 on the next page lists the forecast mean household income for Census Tracts 3031 and 3032 in Brentwood and the whole of the Brentwood Sphere of Influence.

Table 4 shows that household incomes in the two central census tracts in Brentwood are forecast to grow faster than incomes in the surrounding parts of the City's sphere of influence. Household incomes in Brentwood, however, are forecast to grow more slowly than the rest of Contra Costa County where ABAG forecasts an increase of 41 percent between 1990 and 2015.

TABLE 4
MEAN HOUSEHOLD INCOME
Constant 1989 Dollars

	1990	2000	2010	2015
HOUSEHOLD INCOME				
Census Tract 3031.00	36,940	40,772	47,752	49,167
Census Tract 3032.00	50,277	52,618	59,152	70,574
Brentwood ¹	46,281	50,492	57,972	59,162
PERCENT INCREASE FROM 1990				
Census Tract 3031.00		10%	29%	33%
Census Tract 3032.00		5%	18%	40%
Brentwood ¹		9%	25%	28%

¹ Brentwood Sphere of Influence;

Source: Association of Bay Area Governments *Projections '96*; unpublished forecasts.

The ABAG forecasts incorporate expected growth in housing units within the various parts of the Bay Area as well as available infrastructure and travel times among the different areas within the region. The City of Brentwood has a significant "reservoir" of unbuilt housing units with development entitlements. In 1990, the U.S. Census reported that the City contained about 2,630 housing units of which 2,475 were occupied. ABAG estimated that in 1995 there were 4,490 households occupying housing units within the City. As of the summer of 1996, the City estimated that development entitlements had been granted for the construction of over 3,600 additional housing units, of which only 152 are multi-family units. The approval of the Marsh Creek Apartments project added another 126 units.

Except for those subsidized projects like the Marsh Creek Apartments, however, it is difficult, if not impossible, to determine how many of those "entitled" units will be occupied by low- or very-low-income households.

5. CONCLUSIONS

There is a disproportionate concentration of low-income households in Neighborhood Block Groups 3031.1, 3031.2, 3031.3, 3031.4, and 3032.2. The difference of proportions test found that the share of lower-income households within these neighborhoods was statistically significant within a five percent certainty. These neighborhood block groups are the location of six of the 11 potential sites for low/moderate income projects. Four of the 11 sites (and 76 or one-third of the 221 acres) identified are located within a single neighborhood block group 3031.2. This is the neighborhood that contains the Marsh Creek Apartments site.

The concentration analysis (location quotient "rankings") and median income statistics also found that two other neighborhoods in Brentwood—Neighborhood Block Groups 3031.1 and 3032.2—have even greater concentrations of lower-income households than did the Marsh Creek Apartments neighborhood. Only one 38-acre site identified for potential low/moderate income housing is located in these two neighborhoods, however. Currently, five of the 11 housing sites identified in the Housing Element are located in neighborhoods without concentrations of lower income households.

As a consequence, as a matter of City policy, it may be appropriate to encourage market rate housing in these neighborhoods and target other areas of the City, where the concentration of lower-income households is not as great for potential low/moderate income housing. The actual site selection should reflect not only the findings of the statistical analysis of neighborhood block groups but also land use planning principles, availability of sites and community services, and other factors that reflect infill development potential.

APPENDIX A: STATISTICAL AND ANALYTICAL METHODS

DIFFERENCE IN PROPORTION TEST

The statistical method used in the Low Income Concentration Study for the City of Brentwood is a basic test that determines whether or not a discrepancy in value describing the same characteristic in two groups is or is not statistically significant. It is based on the concept of inferential statistics, that is, a category of analysis that assumes the presence of certain characteristics in a group based on the presence of these characteristics in randomly selected members of the group.

Within a "population," a term that refers to all possible members of a group (such as all females, all cars built in 1985, or all residents of Contra Costa County), it is possible to study "samples" in order to identify attributes and infer their presence in the larger population. A "sample" is a subset of the population whose traits represent those of the population as a whole. Each individual observed in a sample is called a "case."

Inferential statistical methods consist of procedures for making generalizations about characteristics of a population, based on the information found in a sample. The types of characteristics analyzed are usually either the mean (or average) incidence of an attribute or the proportion of cases who display the identified attribute. In a population, these types of characteristics are known as parameters; in a sample, they are called statistics. An example of a parameter would be the average price of all new automobiles in the United States; a statistic is, for instance, the percentage of persons in a sample who work more than five miles from their homes. It is assumed that the value of a statistic observed in a sample will be different from the actual value of that parameter in the population; statistical tests are used to discern differences which can be attributed to normal variation of samples from those which indicate actual discrepancies between the attribute of a tested sample and those of the population as a whole.

FREQUENCY DISTRIBUTIONS AND THE NORMAL DISTRIBUTION

Variations in the incidence of characteristics across a sample or across a population are often displayed graphically as frequency distributions; a frequency distribution graph has a horizontal axis on which the possible values for a variable are plotted (such as number of books read in a year) and a vertical axis representing the number of cases displaying each possible value. When a sample or population is sufficiently large, the frequency distribution will appear as a single curve.

There are a number of measures with which to describe and define a frequency distribution curve. The first is the measure of central tendency, i.e., the typical measurement found in the sample. For variables represented by an actual number value, such as income or years of education, the mean or average can be used as a measure of

central tendency. The mean is the sum of measured values divided by the number of cases in the sample or population.

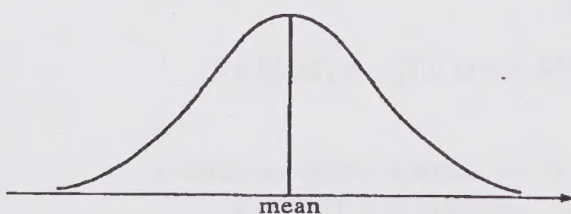
The second measurement used to describe the frequency distribution is the measure of dispersion, which describes the amount of variation in the observed values. A school with a mean class size of 30 children, but that has classes with six children and classes with 50 children, would have a class size frequency distribution curve with much greater dispersion than one that has the same mean class size but all classes have between 25 and 35 children.

The most commonly used measure of dispersion is the standard deviation. The term "deviation" refers to the quantity of the difference between the value of an observation and the mean. The standard deviation is the square root of the average of all possible deviations squared. The deviations are squared to prevent the deviation of values below the sample mean (negative deviations) from canceling out the deviation of values above the sample mean. Standard deviation is represented by the formula:

$$s = \sqrt{\frac{\sum(\text{observed values} - \text{sample mean})^2}{(n-1)}}$$

Where s represents the sample standard deviation, n represents the number of cases in a sample and $\sum$ represents the sum of all possible values.

The normal distribution is defined by a bell-shaped frequency distribution curve, with the highest point of the curve located at the mean and the other observations distributed symmetrically around the mean with the curves sloping downward. The curve takes this shape because, in the normal distribution, values close to the mean occur most frequently and values farthest from the mean are rare. A normal distribution will have the following appearance:



STANDARD DEVIATIONS AND THE AREA UNDER THE NORMAL CURVE

If the frequency of observations is distributed normally around the mean, then the connection between the standard deviation and the proportion of the area between the curve and the horizontal axis contained between the standard deviation and the mean is known. This proportion can be multiplied by two to determine the proportion of the area

below the curve contained between a given number of standard deviations on either side of the mean. In other words, the standard deviation of the normal curve represents the distance from the mean associated with a certain percent of the area under the curve. Table A1 below defines the relationship between standard deviation and the area below the normal curve.

TABLE A1
STANDARD DEVIATION AND AREA BELOW THE NORMAL CURVE

Standard Deviations from Mean	Percent of Area Below Curve
1.00	68%
1.28	80%
1.65	90%
1.96	95%
2.58	99%

The number of standard deviations between an observation and the mean is defined by the following formula:

$$z = \frac{\text{observation value} - \text{mean value}}{\text{standard deviation}}$$

Where z represents the number of standard deviations between the observation and the mean. This value is known as the z-score or z-value.

The area under a curve is synonymous with the probability of an observation being located within or outside the associated distance from the mean. There is a 90 percent chance that an observation will fall within 1.65 standard deviations of the mean of a curve. Similarly, there is only a five percent chance that an observation will be located more than 1.96 standard deviations away from the mean.

CENTRAL LIMIT THEOREM

The Central Limit Theorem provides the basis for all inferential statistics because it states the assumption that allows the mathematical relationship between the z-score and the area under the normal curve to be applied to a "population" of sample statistics, with the population mean or proportion acting as the mean value in the frequency distribution. The Central Limit Theorem states the following:

"If repeated random samples of size n are drawn from any population having mean m and standard deviation s, then [regardless of the distribution of observations in the population,] the sampling distribution of sample means will approach normality with mean m and standard deviation $s/\sqrt{n}$."

This theorem also applies to sample proportions. Sample proportions are assumed to be normally distributed along a curve with a mean equal to the population

proportion and a standard deviation equal to $(P_u * (1 - P_u) / n)^{1/2}$, where P_u equals the population proportion.

HYPOTHESIS TESTING

The Central Limit Theorem links sample statistics to the normal curve and thus allows for the formulation of assumptions regarding the probability of achieving a known sample mean or sample proportion. By knowing the number of standard deviations away from the population mean or population proportion the sample mean or proportion is located, the likelihood that any difference between the population parameter and sample statistic is simply due to normal sampling variation and does not indicate statistically significant differences between the sample and the population is known. These statistical methods provide a means to determine whether or not a sample is truly representative of the population.

Testing for statistically significant differences involves the use of a formal process to test the null hypothesis that there is no statistically significant difference between the sample statistic and the population parameter. The steps involved in the hypothesis test for sample proportions are:

- **State assumptions.** To conduct a hypothesis test for difference of proportions, it is necessary to assume that: the test is being conducted on a random sample of a population; the type of variable being tested is nominal (i.e., it has no number variable assigned to it and simply represents inclusion in a group); and the sampling distribution of sample statistics is normal.
- **State null and alternate hypotheses.** The null hypothesis, or “no difference” hypothesis, states that there is no difference between the sample proportion and population proportion, and therefore the sample is representative of the population. The alternate hypothesis, which must be accepted if the null hypothesis is ultimately rejected, states that there is a true difference between the sample and population proportions and the sample is thus not representative of the population.
- **Choose critical region and critical z-value.** The critical region is the area under the normal curve within which the null hypothesis will be rejected, and the alternative hypothesis that there is a statistically significant difference between the population proportion and the sample proportion will be accepted. A critical region of, for example, 10 percent, implies that there is a 10 percent chance that a true null hypothesis will be rejected. A critical region of 10 percent represents a 90 percent “confidence interval,” or 90 percent level of confidence that the decision

to accept or reject the null hypothesis will be true. The critical z-value for the confidence interval chosen is the z-score associated with the area under the normal curve represented by the confidence interval. Maintaining the example of a 90 percent confidence interval, the critical z-value would be 1.65

- **Calculate z-score associated with sample proportion.** The sample proportion will be located at some distance from the population proportion, represented by the z-score. The obtained z-score can be calculated using the following formula:

$$z = \frac{P_s - P_u}{(P_u * (1 - P_u) / n)^{1/2}}$$

Where P_s is the sample proportion and P_u is the population proportion.

- **Accept or reject null hypothesis.** If the obtained z-score is larger than the critical z-score, then the sample statistic falls outside the identified confidence interval and the null hypothesis is rejected. If the obtained z-score is smaller than the critical z-score, then the sample statistic is within the identified confidence interval and the null hypothesis is accepted.

Applying this analysis to the question of whether or not there is a disproportionate concentration of low income households in Neighborhood Block Group 3031.2 relative to the rest of Brentwood yields the following result:

- **State assumptions.** The analysis assumes that the neighborhood block group is a representative sample of the city's population; that the status of a household as low income (i.e., annual income less than 80 percent of the area median income) is a nominal variable; and the sampling distribution of sample proportions is normal.
- **State null and alternate hypotheses.** The null hypothesis is that there is no significant difference between the concentration of low income households in Neighborhood Block Group 3031.2 and the concentration of low income households in Brentwood. The alternate hypothesis is that the differences in concentration between the sample and the population are statistically significant.

- **Choose critical region and critical z-value.** The critical region chosen was 0.05, or 5 percent; therefore, the critical z-score is 1.96.
- **Calculate z-score associated with sample proportion.** The z-score associated with the proportion of low income households in Neighborhood Block Group 3031.2 was calculated at 4.11, which is significantly higher than the critical z-value of 1.96.
- **Accept or reject null hypothesis.** Because the obtained z-score was higher than the critical z-score, the null hypothesis was rejected and the alternate hypothesis, that there is a disproportionate concentration of low income households in Neighborhood Block Group 3031.2 relative to Brentwood, was accepted.

The same analysis was conducted for Neighborhood Block Group 3031.2 relative to East Contra Costa County and Contra Costa County, resulting in obtained z-scores of 4.08 and 5.63, respectively. Therefore, it was determined that Neighborhood Block Group 3031.2's concentration of low income households is disproportionate to the overall concentration of such households in both the immediate subregional area and in the County as a whole.

LOCATION QUOTIENT ANALYSIS

The location quotient is a commonly-used measure of concentration. Although it is most frequently used as a means to express the concentration of industries in a particular location, it can be used to express the concentration of any type of attribute.

The location quotient is essentially a ratio of the percentage of individuals, organizations or objects within a location (such as a city) who display an identified characteristic to the percentage of individuals, organizations or objects in a wider area (such as the surrounding county) that contains the specific location who display the same characteristic. Location quotients are derived using the following formula:

$$LQ = \frac{\text{Proportion of individuals with attribute in location}}{\text{Proportion of individuals with attribute in wider area}}$$

Ratio figures which emerge from the analysis reveal the magnitude of concentration within a particular area. A location quotient of 1.00 means that the concentration of individuals in a location bearing an identified attribute is equal to the concentration of individuals with that attribute in the wider area. If the location quotient is greater than 1.00, the concentration of the identified attribute is higher than the concentration in the wider area by the amount above 1.00 in the ratio; for example, a location quotient of

1.75 indicates that the concentration in the location is higher than that in the surrounding area by 75 percent. Conversely, a location quotient less than 1.00 indicates a concentration in the location less than that in the surrounding area by the amount less than 1.00 in the ratio; a location quotient of 0.90 indicates a 10 percent lower concentration in the location than in the surrounding area.

This analysis calculated the location quotient for the proportion of low income households in Neighborhood Block Group 3031.2 relative to Brentwood, East County, and Contra Costa County. These ratios were found to be 1.28, 1.28, and 1.42, respectively, indicating that Neighborhood Block Group 3031.2 has a 28 percent higher concentration of low income households than the City or East County and a 42 percent higher concentration than the County.

The location quotient is also a useful measure for comparison of concentrations. Because it provides a sense of the scale of a concentration, it can be a useful tool for comparing concentrations across locations or between attributes. For example, the location quotient analysis conducted for all neighborhood block groups in Brentwood reveals that, while Neighborhood Block Group 3031.2 has a higher than average concentration of low income households, other neighborhood block groups in the planning area have even greater concentrations of such households relative to the planning area, East County, and Contra Costa County.

LOW INCOME CONCENTRATION STUDY
UPDATE – NOVEMBER 5, 1996

At the October 22nd City Council meeting at which the findings of the *Low Income Concentration Study* were presented, concerns were expressed about the fact that more recent data were not available. The study had relied on 1990 U.S. Census information. In response to these concerns, City staff and the consultants have updated the analysis using information on development that has occurred in the City since April 1990, when the Census was conducted. Two assumptions are made:

- That the income distribution of residents today who are living in housing that existed in 1990 remains the same, and the percentage of those residents whose incomes are 80 percent or less of current median income is the same as those surveyed in 1990; and
- That the income of residents in housing constructed after 1990, including residents who will be living in housing that is approved or under construction, will be above the low income threshold (80 percent of median) unless they are living in income restricted units. Income restricted units are defined as units where applicants have to submit income information to qualify for housing assistance.

The results of this update show substantial evidence that a disproportionate share of low income households reside in two block groups (3031.2 and 3032.2). In the other two block groups where analysis of 1990 data suggested a disproportionate concentration, this more recent information reveals that the percentage has decreased, so while the concentration in these other block groups remains higher than the citywide average, the concentration does not exceed 50 percent of the total number of residents.

Further details on this analysis, including revised statistical tables, are presented in the following sections.

This analysis uses three methods to determine degrees of concentration of low income housing. The first is simple observation of the proportion of low income housing in each of the City's census tract block groups. Any block group with a proportion of low income households above a stated level is considered a block group in which low income housing is "concentrated." The other two methods, the location quotient and the difference of proportions test, involve manipulation of the low income household proportion data to gain a better understanding of low income housing in block groups relative to one another and relative to the City's overall concentration of low income housing. Because these methods allow for assessment of concentration based on quantitatively generated standards and in relation to the specific conditions in Brentwood, they provide strong and supportable findings on which to base policy conclusions.

Low Income Units. Incorporating existing units (as of 1996) and units approved or under construction into the analysis of the concentration of low income households significantly reduces the citywide concentration of low income units from 41 percent (based solely on 1990 Census data) to 19 percent, as shown in Table 1 (see page 3). However, there are considerable differences between neighborhood block groups in the proportion of lower income units. Although all neighborhood block groups have experienced growth over the past six years, the vast majority of new development, particularly market-rate housing, has occurred on the City's west side with the addition of developments such as Black Hawk, Apple Hill, Edgewood, and Spinnaker Ridge, among others. Over 60 percent of Brentwood's existing or approved housing is located in Block Groups 3032.1 and 3032.3.

In 1990, lower income households comprised more than 50 percent of the households in four of Brentwood's neighborhood block groups: 3031.1, 3031.2, 3031.4 and 3032.2. In 1996, low income units exceeded 50 percent of total units only in block groups 3031.2 and 3032.2. However, with low income unit concentrations of 34 percent and 47 percent, respectively, Block Groups 3031.1 and 3031.4 still have substantially higher concentrations of low income units than the citywide average of 19 percent. The geographic distribution of Brentwood's lower income housing has remained much the same, despite substantial increases in the city's housing units.

The case of Block Group 3031.3 illustrates the extent of the shifts in residential development in Brentwood over the past six years. This block group, located in the central part of Brentwood, had a concentration of low income households (46 percent) relatively equivalent to the citywide figure in 1990 (41 percent). The concentration of low income households in this block group is not substantially higher than the citywide average, despite the fact that the block group has experienced fairly low amounts of growth and the proportion of low income units has only varied by three percentage points over that time.

Construction of the proposed 160 units of low income housing in Block Group 3031.2 would increase the neighborhood's concentration of low income units to 75 percent, giving it the highest concentration of low income units in the city.

TABLE 1 (REVISED)

MEDIAN INCOME AND PERCENTAGE OF LOW INCOME HOUSEHOLDS BY NEIGHBORHOOD BLOCK GROUP, 1996

Neighborhood Block Group (Map Ref.)	Median Income (1989)	Number of Units	Low Income Units ¹		Concentrated ²
			Number	Percent of Total	
3031.1 (CT 3031 BG 1)	516,554	622	209	34%	
3031.2 ³ (CT 3031 BG 2)	528,828	743	400	54%	■
3031.3 (CT 3031 BG 3)	538,125	548	237	43%	
3031.4 (CT 3031 BG 4)	532,813	654	307	47%	
3032.1 (CT 3032 BG 1)	548,958	1,151	110	10%	
3032.2 (CT 3032 BG 2)	522,216	471	264	56%	■
3032.3 (CT 3032 BG 3)	557,104	4,551	122	3%	
3032.4 (CT 3032 BG 4)	546,587	620	148	24%	
Citywide		9,353	1,797	19%	

¹ Low Income unit estimates based on 1990 Census data and more recent income-restricted unit construction.² Indicates proportion of lower income households of 50 percent or higher.³ Location of proposed 160 unit low income development.

Source: City of Brentwood, Blayney Dyett, 1990 US Census

Concentration Analysis – The “Location Quotient”. The location quotient analysis reveals the degree of difference in low income housing across Brentwood’s neighborhood block groups. Essentially all of the city’s block groups had substantially higher or lower concentrations of low income households than the City, East County or Contra Costa County. The differences in concentration are also more pronounced in 1996 than they were in 1990; the highest location quotient for low income housing in 1990 was 1.90 for Block Group 3031.0; as Table 2 shows, the relative concentration in some block groups has increased significantly, with four block groups having location quotients over 2.00.

The relative concentration of low income households in Brentwood’s block groups is much lower when compared to East County or Contra Costa county, illustrating the magnitude of difference in the concentration of low income households across Brentwood’s eight block groups.

TABLE 2 (REVISED)

RELATIVE CONCENTRATION OF LOW INCOME HOUSEHOLDS BY NEIGHBORHOOD BLOCK GROUP WITHIN BRENTWOOD PLANNING AREA, 1996

For Brentwood Planning Area, East County and Contra Costa County

Neighborhood Block Group (Map Ref.)		Relative Concentration Index (Expressed As Location Quotient) ¹		
		Brentwood	East County	Contra Costa County
3031.1	(CT 3031 BG 1)	1.77	0.82	0.91
3031.2 ²	(CT 3031 BG 2)	2.83	1.31	1.46
3031.3	(CT 3031 BG 3)	2.28	1.05	1.17
3031.4	(CT 3031 BG 4)	2.47	1.14	1.27
3032.1	(CT 3032 BG 1)	0.50	0.23	0.26
3032.2	(CT 3032 BG 2)	2.95	1.37	1.51
3032.3	(CT 3032 BG 3)	0.14	0.07	0.07
3032.4	(CT 3032 BG 4)	1.26	0.58	0.65

¹ The location quotient is the ration of the proportion of low income households within the neighborhood block group to the proportion of low income households in the Planning Area, East County or County. A location quotient of 1.00 indicates an equal concentration of low income households in the neighborhood block group and in the wider area. The higher the value of the location quotient, the greater the relative concentration of lower income households.

² Location of proposed 160 unit low income development

Source: Blayney Dyett, 1990 US Census

Difference of proportions. The difference of proportions test found statistically significant concentrations of lower income households in all of the neighborhood block groups in the City, as noted in the last column in Table 3. With two exceptions, this observation holds true at all three levels of analysis: Brentwood, East County and Contra Costa County.

A statistically significant difference of concentration is found when the significance level is greater than 1.96 or less than -1.96 at a 95 percent confidence level. As significance level increases, the likelihood that differences in the proportion of lower income households can be attributed to statistically significant differences between the composition of the neighborhood and the composition of the wider area also increases.

The difference of proportions analysis reemphasizes the findings of the previous two calculations; namely that there is a considerable range in the concentration of low income households across Brentwood, and that lower income households are increasingly becoming concentrated in the City's central and eastern areas. This situation would be exacerbated by construction of the proposed 160 unit affordable housing project whose residents would be lower income.

TABLE 3 (REVISED)

DIFFERENCE OF PROPORTIONS IN LOW INCOME HOUSEHOLDS, 1996

Neighborhood Block Groups Compared to Brentwood Planning Area, East County and Contra Costa County

Neighborhood Block Group (Map Ref.)	Low Income Household Share	Significance Level ¹			Statistically Significant Difference ²
		Brentwood	East County	Contra Costa County	
Population Proportion		0.19	0.41	0.37	
3031.1 (CT 3031 BG 1)	.34	5.67	-2.30	-1.07	▪
3031.2 ³ (CT 3031 BG 2)	.54	15.66	4.59	6.15	▪
3031.3 (CT 3031 BG 3)	.43	12.77	0.93	2.67	▪
3031.4 (CT 3031 BG 4)	.47	15.09	2.54	4.36	▪
3032.1 (CT 3032 BG 1)	.10	-4.09	-10.88	-9.66	▪
3032.2 (CT 3032 BG 2)	.56	18.48	5.97	7.72	▪
3032.3 (CT 3032 BG 3)	.03	-11.37	-21.31	-19.42	▪
3032.4 (CT 3032 BG 4)	.24	2.94	-8.25	-6.43	▪

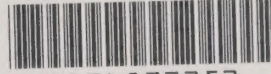
¹The significance level is the number of standard deviations between the proportion of low income households in the population (i.e., the Planning Area, East County or County) and the proportion of low income households in the neighborhood block group. The higher the significance level, the more likely the chance of a statistically significant difference between the share of lower income households in the neighborhood block group and the share of such households in the wider area. Negative significance levels indicate a neighborhood block group concentration that is lower than that in the wider area.

²The Significance level is statistically significant at a 95% confidence level if it is greater than 1.96 or less than -1.96.

³Location of proposed 160 unit low income development.

Source: Blayney Dyett, 1990 US Census

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